



***Lakes by the Bay South
Community Development District***

www.lakesbythebaycdd.com

Michele Harris, Chair

Ana Jo, Vice Chair

Timothy Moon, Assistant Secretary

Dorothy Morales, Assistant Secretary

Margaret Coon, Assistant Secretary

April 28, 2026



Lakes by the Bay South

Community Development District

Agenda

Seat 4: Michele Harris – (C)	
Seat 5: Ana Jo – (V.C.)	
Seat 2: Timothy Moon – (A.S.)	
Seat 3: Dorothy Morales – (A.S.)	
Seat 1: Margaret Coon – (A.S.)	

Tuesday
April 28, 2026
9:30 a.m.

Isles at Bayshore Club
21864 SW 93rd Path, Cutler Bay, FL
Join the meeting now

Meeting ID: 242 603 286 327 and Passcode: vN7cr9ZG
1 842-240-4685 and Phone Conference ID: 402 741 262#

1. Roll Call and Pledge of Allegiance
2. Approval of the Minutes of the February 24, 2026 Meeting – **Page 4**
3. Consideration of **Resolution #2026-03** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 23**
 - A. Resident Questions and Suggestions – **Page 39**
4. Discussion of Procedures for the General Election – **Page 43**
5. Ratification of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025 – **Page 46**
6. Acceptance of Audit for Fiscal Year Ending in September 30, 2025 – **Page 51**
7. Discussion of:
 - A. SFWMD Buffer Maintenance Area – **Page 86**
 - B. Fee Increase Under the Preventive Maintenance Agreement with The Fitness Solution, Inc. – **Page 99**
 - C. Polling Place Agreement – **Page 103**
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - 1) Drain Repairs at 9462 SW 218th Lane – **Page 105**
 - 2) Urgent Safety Hazard – Damaged Storm Drain at 9556 SW 222nd LN Cutler Bay 33190 – **Page 111**

C. Club Manager
1) Club Report – [Page 117](#)

- 2) Discussion of:
- a. Increased Fees for Janitorial Services
 - b. Handicap Ramp Request
 - c. Underground/Concealed Leak Credit Request – [Page 170](#)

D. Gate Updates

E. Field Manager – Monthly Report – [Page 171](#)

F. CDD Manager

9. Financial Reports
A. Approval of Check Register – [Page 190](#)

B. Approval of Unaudited Financials – [Page 202](#)

10. Supervisors Requests and Audience Comments

11. Adjournment

**MINUTES OF MEETING
LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Lakes by the Bay South Community Development District was held on Tuesday, February 24 2026, at 9:30 a.m. at Isles at Bayshore Club, 21864 S.W. 93rd Path, Cutler Bay, Florida.

Present and constituting a quorum:

Michele Harris	Chairman
Ana Jo	Vice Chairman
Maggie Coon	Assistant Secretary
Timothy Moon	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Scott Cochran	District Counsel
Jennifer Lora	FirstService Residential
Janine Ferreiro	FirstService Residential
Jesus Lorenzo	GMS
Angel Camacho	District Engineer (via telecommunications)
Several Residents	

FIRST ORDER OF BUSINESS

**Roll Call and Pledge of
Allegiance**

Ms. Duque called the meeting to order, called the roll, and led the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
January 27, 2026 Meeting**

Ms. Duque: The next item is the approval of the minutes from the January 27, 2026 meeting. This is the moment to present any additions, corrections or deletions. If there none a motion to approve them will take place.

On MOTION by Ms. Harris seconded by Ms. Coon with all in favor, the minutes of the January 27, 2026 meeting with were approved.

THIRD ORDER OF BUSINESS Ratification of:

- A. Painting Event Agreement (2026 Events) with Paint ‘N Hang, LLC**
- B. Event Agreement (2026) with Recrea Group, Inc.**
- C. Invoice #2120 with Davis Environmental Solutions**
- D. Small Project Agreement (Storm Drain Pad Repairs) with Gernet Engineering and Contracting, LLC**

Ms. Duque: The next item is the ratification of a couple of agreements. I am going to read them all and, at the end, ask the Board for a motion to ratify them. The first one is the Painting Event Agreement (2026 Events) with Paint ‘N Hang, LLC, Event Agreement (2026) with Recrea Group, Inc., Invoice #2120 with Davis Environmental Solutions, and the Small Project Agreement (Storm Drain Pad Repairs) with Gernet Engineering and Contracting, LLC. A motion to ratify them will take place.

On MOTION by Ms. Harris seconded by Mr. Moon with all in favor, Ratification of Painting Event Agreement (2026 Events) with Paint ‘N Hang, LLC, Event Agreement (2026) with Recrea Group, Inc., Invoice #2120 with Davis Environmental Solutions and the Small Project Agreement (Storm Drain Pad Repairs) with Gernet Engineering and Contracting, LLC were approved.

FOURTH ORDER OF BUSINESS Staff Reports

- A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure**

Ms. Duque: Staff reports. Go ahead Scott.

Mr. Cochran: Good morning. In your books you have a letter from Mike Pawelczyk from our office. These are never the fun conversations to have but we last adjusted our fees in 2023. I believe at that time it had a been a really long time since we adjusted before that. Obviously like a lot of your other contractors and vendors our prices are increasing as well. Everything is going up. We are increasing our fees effective October 1, 2026. It won't take effect until the next fiscal year. We are trying to do that with all of

our Districts. They can take that into account, and it won't effect the current fiscal year. The current rates are \$275 and \$225 for partners and associates, and it is an increase of \$25 for each category so partners would be \$300 and associates would be \$250. So that is what we are requesting.

Ms. Duque: Is there any questions from the Board if not I need a motion.

On MOTION by Ms. Harris seconded by Ms. Coon with all in favor, the Request for Adjustment to District Counsel Fee Structure effective October 1, 2026 was approved.

B. Engineer

Ms. Duque: Let's move forward to the Engineer's Report. Once again, we have Angel joining us via teleconference. Before I turn it over to Angel, I'd like to highlight for the Board that we received the Davis Environmental Solutions proposal yesterday, which is why it has been included in your agenda package. A copy is also provided alongside your agenda. This proposal is for the restoration planting and monitoring plan required by the South Florida Water Management District. It is important to present this to the Board because the proposal includes two primary components. The first is monitoring of the plantings, in the amount of \$6,300. This includes monitoring events over a three-year period, beginning one to five days after planting, followed by semi-annual monitoring in year one and annual monitoring in years two and three. Reports must be submitted to the South Florida Water Management District within 30 days of each event. These monitoring efforts include survivorship rates, exotic vegetation coverage, tree health, photographic documentation, and general observations, all of which are standard requirements. The second component is exotic species maintenance, in the amount of \$24,000. This includes ongoing removal and treatment of invasive vegetation to maintain compliance with the ERP Special Conditions associated with the current permit. The schedule consists of quarterly treatments in year one, four treatments at \$3,000 each, and semi-annual treatments in years two and three, also at \$3,000 each. All work must be performed by an FDACS-licensed herbicide applicator. With that overview, I will turn it over to Angel shortly. However, I do want to share some concerns with the Board. This is one of the items that caught us somewhat off guard, as we were not previously aware of

this responsibility, especially considering the significant investment already made in this project. We also recognize that this will have a budgetary impact. That said, I have begun researching potential funding opportunities and identified some federal programs that may provide grants to entities like CDDs for invasive species removal and native planting. I am still evaluating eligibility, so nothing is confirmed at this point, but there appears to be potential. If we are able to secure such funding, it could result in substantial cost savings for the District. I have already discussed this with our District Engineer, Angel Camacho, and I will be sharing additional information with both him and Matt Davis so we can continue exploring these opportunities collaboratively. Please note that this proposal is being presented primarily for budgeting purposes at this stage. It must also be submitted to and approved by the South Florida Water Management District, so there is still an ongoing process. This work is required, and we do not have the option to defer it. However, if we can identify and secure external funding, it would be highly beneficial to the District. Additionally, as we continue to explore these grant opportunities, there may be broader applications, not only for this buffer area but also for future projects, such as landscaping improvements. Based on my initial review, some of these programs may be tied to stormwater management objectives, so we will evaluate whether our projects qualify and how we can best take advantage of those opportunities.

Ms. Harris: We have to pay this all in a lump sum for two years? On top of what we are going to have to pay Tony?

Ms. Duque: Yes, Angel, I don't know if you'd like to provide any additional information. There are also some questions regarding the maintenance scope and the associated costs. Currently, Tony, our landscape contractor, is maintaining the area and will continue to do so. Based on our review, the \$3,000 amount appears to be very similar to what Matt has proposed. The question for clarification is whether there are additional services required beyond what Tony is already providing under the existing landscape contract.

Mr. Camacho: Is Tony also maintaining the *Mr. Camacho was inaudible at this time.*

Ms. Duque: Yes, currently he is the one who completed the cleanup of all buffer areas, and the intent is for him to continue maintaining them. This is something we plan

to revisit next month during our budget discussions, at which time we will bring back a formal proposal. Based on recent conversations with him and his latest invoices, the cost appears to be approximately \$3,000, which is consistent with the amount presented by Matt. The key question is whether the services outlined in Matt's proposal are in addition to Tony's scope, or if they overlap with the work Tony is already expected to perform.

Mr. Camacho: Yes. You just have to make sure Tony is also licensed with the Florida Department of Agriculture.

Ms. Duque: For the maintenance of that area.

Mr. Camacho: Correct.

Ms. Harris: So then we pay Tony and him?

Ms. Jo: Potentially but in this case what they are proposing is monitoring whatever would that cover if they need to plant whatever Tony is doing because it sounds to me like double work. Tony is more or less doing the same just the thing is Tony might be missing the license.

Ms. Duque: I don't know. We will have to ask Tony about that just to be safe but the bottom line in terms of the amounts it seems pretty similar because that is what we are paying Tony for maintenance. Just so you know.

Mr. Camacho: Is Tony also performing other landscape maintenance around the District?

Ms. Duque: Yes. He is our vendor.

Mr. Camacho: Ok. *Mr. Camacho was inaudible at this time.*

Ms. Harris: So we would be removing Tony from that section so we would only be paying one.

Ms. Jo: If he is not licensed.

Ms. Harris: Does he want to talk to us about anything else?

Ms. Duque: Angel anything else that you would like to add about this? What is your recommendation right now? Do you believe we should move forward with this, approving this, so that we can provide it to the South Florida Water Management District about the plan that we currently have?

Mr. Camacho: I would wait until South Florida confirms that this monitoring maintenance plan before we move forward with any proposals.

Ms. Duque: So, we will submit this to the South Florida Water Management District and await their response to confirm whether the plan meets their requirements and to identify any additional items needed for completion.

Mr. Camacho: Correct.

Ms. Duque: While we are doing that, we can find out with Tony about his certification.

Mr. Moon: If Tony is licensed in this capacity then would we be able to have him give us a similar scheduling to submit to South Florida Water Management?

Ms. Harris: We will submit this one first so that we are moving along in the speed we are supposed to for South Florida.

Ms. Duque: We need to confirm with the South Florida Water Management District that this meets their requirements. Are there any other comments? In the meantime, I will share the information I've gathered with you, Angel, and with Matt so we can continue evaluating our options and determine next steps.

Ms. Harris: If we end up going with Matt because he is the licensed one he will do the planting as well, correct?

Ms. Duque: Yes.

Ms. Jo: Ideally it will be either Tony or Davis.

Mr. Moon: The Davis one is the money all at once?

Ms. Duque: Angel, how would this need to be handled with Matt in terms of payment? Would the full amount be due upfront? The proposal references a lump sum fee that includes all expenses and travel associated with the services, which makes it appear that the total cost may be due at once. Can you please clarify?

Ms. Coon: It says fees will be invoiced per the following payment schedule under fees on the second page.

Mr. Cochran: But then there is no schedule cited.

Ms. Harris: If we have the money now and we pay for two years then we don't have to worry about it next year. We are going to have to pay it, and it could go up so I think we are probably better off to pay it.

Ms. Jo: We can lock it in and ask him if they have a payment plan. Pay as you work.

Ms. Duque: I think some of the details can be worked on with him. Remember the District Attorney will have to draft those agreements, too, so those terms will be stipulated.

Ms. Harris: My only thought on it is that sometimes I think we might be better off dividing it a little bit. Tony has a lot of work as is and I appreciate everything he has done so far but we know he has the license and the fees are the same so maybe it is a good idea to divide up the work a little bit.

Ms. Duque: That is not a bad approach.

Ms. Harris: You hate to put all your eggs in one basket type of thing.

Ms. Duque: Ultimately, the Board will make that decision. In the meantime, let's continue exploring potential grant opportunities, as we may be able to achieve some cost savings—if not for the entire scope, at least for portions such as the plantings. Are there any other questions for Angel? Any questions regarding this proposal? If not, thank you very much, Angel. We appreciate your time and input.

C. Club Manager- Monthly Report

Ms. Lora: I am going to skip over the events because you guys have all the details in the report. Just to give you an update on the bougainvillea fumigation Tony is still working with them. We still haven't been able to get the bougainvillea to rebound from the last caterpillar infestation that we had. There is several communities that also have had the same problems.

Ms. Duque: It is all over Florida right now.

Ms. Lora: He is still working on that. I received a comment from Maggie regarding the rules process. She had a question regarding the firearms language in the rules that we have and there was also something that she pointed out that said that we can have guests in the gym. When we go through the process we can cross that out. I have notations of the items that we need to change. I will be sending them to you and to Scott for your review. If anybody else has any comments on our rules please send them to me so I can forward them. That tank refurbishment is ongoing. We met with Ronaldo from Ivero Pools and there were some issues that he was able to identify once the filter elements were taken out. There is some cracked valves. We have certain areas where the fiberglass needs to be reinforced. There is part of the enclosures for the electrical

panels that are also crumbling but it is outside of it not the actual electricity itself. Ana went this morning to see everything firsthand. I don't know if you want to add anything.

Ms. Jo: He submitted a proposal for \$3,500. That includes refurbishing the details that he was not able to see.

Ms. Lora: It is \$3,600 and change.

Ms. Jo: In this case what I asked him to do is because he did show me that there are a few things that need to be fixed and I told him to please give us a proposal of the entire thing so at least we have an idea of the global amount. In this case we will do as the budget permits and as needed. He will provide me that.

Ms. Lora: He sent it to us late last night that is why you have a printed copy.

Ms. Jo: They have to remove the filters, but they haven't started working yet because we need to confirm the amount.

Ms. Harris: Did he come down on the prices at all because we asked him if he could.

Ms. Lora: He gave us a discount of \$1,500.

Ms. Jo: That is something else that I spoke with him this morning because I said I was hoping for a better discount and in this case he mentioned something about having more kind of like a long term relationship so I said if you give us a proposal we will review it to see how it looks because we need to keep to our budget and in this case as long as we can keep Enrique because I believe he has been doing a great job maintaining our pool we can do that. He said that he would give us a proposal and the day that he has the proposal he will come to explain to the Board to see if it feasible for us to do that.

Ms. Lora: He is also working on the jacuzzi steps. He stop to Nicole directly and he is going to do some measurements that she asked for him to do to be able to double check her numbers. They are working hand in hand with that.

Ms. Jo: Ok, great.

Ms. Lora: Hopefully we will have it open by the summer.

Ms. Jo: It has been closed for almost a year. It is ridiculous.

Ms. Harris: Ana can you please remind him that this Board addressed his concern about a long standing relationship in the January meeting, so I really don't appreciate him

bringing that back up again as the reason was only so much of a discount. We have addressed that.

Ms. Jo: Believe me I told him this morning.

Ms. Lora: I reminded him as well to be able to get the revised estimate from him a couple of times.

Ms. Harris: I just don't want to hear that excuse again. That is what it is to me at this point an excuse.

Ms. Jo: Believe me I told him this morning that same thing. You heard the Board, the Board agreed so basically if you do a good job we are looking for a long term business relationship unless you do a crappy job. It works that way for everyone.

Ms. Duque: What is going to be the direction from the Board about the work north collector tank for the crack repairs and vacuum pump work area?

Ms. Harris: Why does it say \$3,100 on here and then you just said \$3,600?

Ms. Duque: The \$3,600 was for the other work, no?

Ms. Jo: For the additional work.

Ms. Harris: On top of the \$3,154.

Ms. Lora: Yes.

Ms. Jo: He did show me the cracks. There is a lot of things that he needs to fix additionally. He did mention that because of the material, the right one fiberglass that he is putting there to fix it he expects for it have a lifespan of at least five to ten years. Of course we have a warranty of one year. He expects us to have at least five to ten years' lifespan additional to what we have right now.

Ms. Lora: What he explained to me yesterday was that mostly the cost for him would be labor and not the materials.

Mr. Moon: So it is \$6,750?

Ms. Duque: No. Jen got confused because remember we already did the work on the other tank collector. For this tank collector, which is the north side one, we need to do the crack repairs and the vacuum pump work area for \$3,154.

On MOTION by Mr. Moon seconded by Ms. Jo with all in favor, a proposal in the amount of \$3,154 to do the repair work on

the north tank collector and vacuum pump work area was approved.

Ms. Lora: The only other thing I have is received an email yesterday from this lady from Paint 'N Hang and she is going to be closing her business here in South Florida. Her sister is moving to Pensacola. She was handling her part down here, so we are going to have to look for another paint company to continue. Friday we had our last activity, and she had told me that her cousin was going to take over but she sent me an email yesterday saying that they are going to have to close.

Ms. Jo: We had a good run with both sisters. We will find someone.

Ms. Lora: I am going to try to go back with Painting with a Twist and see if they still have the field activities if not we will find somebody.

Ms. Jo: It was very popular. We had like 40 or more people.

Ms. Lora: The only other item I have, and I didn't include it in the report, but we have some toys in the playroom for discard. If you can make a motion for that.

Ms. Duque: Can I have a copy of it, Jen?

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, a motion to declare some toys from the playroom as discard was approved.

D. Gate Updates

Ms. Lora: We recuperated \$400 in gate hits, and I am working currently with a gate hit that we had last week with the school bus.

Ms. Jo: We have any idea of what percentage we get back from what you send out?

Ms. Lora: It is not a lot. I would say maybe not even half of what we send out.

Ms. Harris: Are they owners?

Ms. Lora: Most of them are visitors. The ones that we do get back for sure are if it is a school bus which is rare and U-Haul which is frequent.

Ms. Jo: That has come down.

Ms. Harris: Did Kevin check my timing?

Ms. Lora: He did. He made some adjustments.

Ms. Harris: I noticed. It was opening it again, I don't know if Maggie noticed it, but I did the other day, but it was opening faster than my resident gate.

Ms. Lora: He checked it and he is looking into the timers for the guardhouses as well.

Ms. Harris: Are we doing swim lessons this year?

Ms. Lora: Yes. She is going to start advertising soon.

Ms. Harris: Do we need another contract?

Ms. Duque: We will need to look into that.

Mr. Cochran: I will take a look. It might be an auto renew. We will check.

Ms. Harris: Ok.

Ms. Lora: Anybody have any other questions for me?

Ms. Duque: Thank you so much, Jen.

E. Field Manager

1) Monthly Report

2) Updates on SFWMD Buffer Maintenance

Mr. Lorenzo: Does have any questions?

Ms. Harris: I noticed you took a picture of the 88th side because on this side you can't see agave gone.

Mr. Lorenzo: Remember there is new agave on both sides.

Ms. Harris: This one you can't see it anymore because the impatiens are so tall.

Ms. Lora: I forgot one thing.

Ms. Duque: Describe what is the situation.

Ms. Lora: Since the last meeting we have held already three vendors markets that we have in the parking lot area. Vendors come and pay \$50 for the table. That money gets put back into additional party rental income. We pay the permit from there, the DJ and all that stuff. Scott was going to look into it to see if we were going to be able to continue to host them. The last one was in February, and they want to do another one in May, the weekend of Mother's Day.

Ms. Duque: It is very popular.

Mr. Cochran: I looked into it and I think it is effectively analogous to having food trucks come and provide those services in the same property. The idea of bringing it to the Board is just do you want anything further from the vendors because typically with

food trucks we get a certificate of insurance and the District as the additional insured. I would probably recommend doing that. If you want anything beyond that it is up to the Board if you want any type of agreement with the individual vendors. It is not a big deal obviously but if somebody gets hurt setting up their table or if somebody get hurt while they are there doing it obviously they are going to look to the District as well as the vendor. It is just a thing to protect the District. I think the insurance would be the biggest piece. I just wanted to bring it to the Board to see if you wanted anything else.

Ms. Lora: The vendors that would have the insurance would be if there were food trucks participating because the actual vendors themselves really don't have that type of insurance but maybe we can do like a waiver that we do for the swim classes.

Ms. Harris: What happens if someone is walking because you do it out front and trip and falls? We are liable. Am I correct?

Ms. Duque: It depends.

Mr. Cochran: It depends on the circumstances. Regardless of whether the event is held or not the District has the duty to maintain the premises in a reasonably safe condition. It would just be a matter if the set up of the tables or something obscure something or that kind of thing. Like I said we are probably not looking at something super likely to happen, but it could. From what she is saying you some that are actual professional businesses that would have commercial insurance and stuff like that but then some of the other people that are residents setting up a table selling small things, I don't know if they are even registered.

Ms. Harris: Does anyone know how Broward's Festival does it?

Ms. Jo: No.

Ms. Harris: It is the same type of thing.

Ms. Coon: Or a farmer's market.

Ms. Lora: The town requires us to just put the location where the vendors are going to be, private a state license and the certificate of insurance if it is a food truck. They have it passed onto the police to see if we need any MOT's or anything and they approve a permit. That is about it. It is very simple. The fee is \$108.

Ms. Harris: It is up to the Board. Maggie anything?

Ms. Coon: No because I don't attend these things. I sent my kid to the first one. Samatha and Ethan I think went and they weren't really crazy about it. I think it was last Mother's Day. I don't remember.

Mr. Moon: It would be just requiring more insurance. Would that be a cost for us?

Mr. Cochran: It wouldn't be a cost to the District. It would be a cost to the vendor. I think it is more like logistics. If it is just some resident and is not doing it as a business they are just like I am going to sell arts and crafts or back some bread at home and sell the bread. Are you going to make them get a commercial liability clause that names the District as an additional insured or do some type of agreement? You could just do a waiver. That way it at least covers the vendor. Depending on who comes to these like if they are District residents. I would assume it is mostly people within the community.

Mr. Moon: I worked out last time and walked over and saw a lot of familiar faces. If you think a waiver would suffice.

Mr. Cochran: It is up to the Board. I think a waiver is better than nothing. That should at least protect the District from something with the vendor themselves. The vendor can't really sign off on members of the public or residents that come to the event. It wouldn't have any effect on those people. I am not trying to create a big thing here. When I heard about it I thought oh ok well it is kind of like the food trucks what we do with them that kind of thing. Then a lot of the vendors sound like they are not actual full-time businesses like some of these food trucks are.

Ms. Lora: The town only allows us two food trucks if we were to have them.

Ms. Harris: We can't be everything to everybody. We have to protect their bottom line more than anything. That is our responsibility as a Board to respect the District's bottom line. I don't know. Is it a necessity.

Ms. Jo: It is not a necessity. I have been to this market. The last one was very popular especially because it was close to Valentine's Day. Let me tell you the parking was full. It seems that people do enjoy it. They do buy things. I understand your point that we need to protect the CDD. I have had a few of the residents at the Cove asking me when is the next market. A few not a lot. People do come.

Mr. Moon: If we require them to get insured how many people are not going to be there?

Ms. Jo: I am afraid that most of them will not carry insurance because it is a small thing.

Mr. Moon: Can you plan one and have three vendors out there and a food truck?

Ms. Jo: That is not even feasible.

Ms. Lora: The last time we had 34 tables.

Mr. Moon: If you require them to get insurance.

Ms. Lora: Then we wouldn't do it.

Ms. Harris: I just say we don't do it especially if we do as we start getting warm and we are doing it on the weekend and the parking lot is already full. I don't know. We do a lot for the community, and I don't want to put the community in anything that could regardless how remotely jeopardize them. That is just me though. It is a Board decision.

Ms. Lora: If we have it, it will be the Saturday before Mother's Day, which is May 9th.

Ms. Harris: We are four people here and only one of us went.

Mr. Moon: You guys charge \$50 for the vendor so you get about \$1,600 almost minus the \$108.

Ms. Lora: And the fee for the DJ. We had a DJ the last time.

Ms. Duque: We collected \$700.

Mr. Moon: The only option I see you keep the same and just add an additional waiver or don't have it because I think if you require the vendor to have the insurance it is going to go from 34 to 3.

Ms. Harris: So what does the Board want to do?

Ms. Duque: I think the option that you have on the table requires the waiver.

Ms. Harris: Would the Board like to think about it till the next meeting?

Ms. Duque: That is what I was going to say.

Mr. Moon: How much advertising time do you need generally speaking.

Ms. Lora: We need at least three weeks for the Town of Cutler Bay maybe a month for the vendors.

Ms. Harris: So if we do it in March they have all of April.

Ms. Coon: Can we find out how other places do this like farmer's market? How does that work liability wise like the Coral Reef one they do that on Sunday's. It is essentially what we are doing.

Ms. Lora: I will try to reach out.

Ms. Jo: Whatever we find out there is going to be a potential liability. In this case if we are worrying about the liability the smart thing to do would be not to go with it.

Ms. Coon: Maybe there is something that they do that we are not thinking of.

Ms. Harris: I know the Town of Cutler Bay used to do it and they stopped. I say we table it and if you can find out Jen how the other government entities handle it that would be great.

Ms. Jo: In this case we give Jennifer time to find out and if she gets us an answer we decide yes or no.

Ms. Harris: Unless you want to vote today.

Mr. Moon: Vote today. I vote yes.

Ms. Duque: I have a motion on the table to move forward with the markets and ask for a waiver. Second? I am going to call each of you and say yes or no. Maggie?

Ms. Coon: Nay.

Ms. Jo: No.

Ms. Harris: Nay.

Ms. Duque: So the motion doesn't pass. Do I have another motion to not do the markets?

Ms. Harris: Motion to find out which is a direction not a motion.

Ms. Coon: I don't go to these things, but Ana is correct that they are very popular.

Ms. Jo: It is popular but at the same time we are trying to be conservative and avoid any potential liability. So far it has worked great and yes people do come and we found out that Saturday from 10 to 4 is the best time especially for special events. In this case we have to wait for what is beneficial. Please find out and we will vote again.

Ms. Duque: I think we have direction. Let's continue with the field report.

Mr. Lorenzo: Through the dry season we are recommending Tony not mow the lawn. Still detail and mow the lawn as needed in the high areas but the areas that are lower not to mow it as much in the median.

Ms. Jo: The medians are extremely dry.

Mr. Lorenzo: It is dry, it is cold, there is no rain. Just so you guys know in case you don't see them mowing but they still should be edging and detailing as needed. The hedges the same thing. We are trying to avoid them pruning them less on the top but letting them fill in. As you can see the cocoplum you see the red tips now because they are refraining from trimming as aggressively.

Ms. Harris: On the entrances by the monument those look really nice. They are filling in very nicely.

Mr. Lorenzo: I am glad you brought that up. Something that he brought to me before the holidays the one at 88th is starting to lean. They might have to come and aggressively cut it.

Ms. Harris: I did notice it.

Mr. Lorenzo: That will be coming soon so that it can straighten out.

Ms. Harris: I didn't know if that was where the car hit it.

Mr. Lorenzo: The car did hit it. They filled it in, but it is also leaning because it is so wide. The annuals look great.

Ms. Harris: We had some impatiens up there at our house up there and it got so cold we had to dig them out. You are talking 103 miles and the roots had ice on them.

Mr. Lorenzo: The cold weather if you look at the hedges really closely thankfully they haven't been trimming them as much if you look at very closer you can see the burn on the tips of the edges where they were trimmed.

Ms. Harris: If you drive up north and you get past the middle of Palm Beach County towards Jupiter everything is brown even the sawgrass is burned. It is horrible.

Ms. Jo: The thing is we also have very low humidity, like 33%.

Mr. Lorenzo: The other thing I am working on is the irrigation system mapping as well as repairs. The timer at pump #3 was replaced because it wasn't turning on when it was supposed to so that is something has the medians a little dryer. That should be taken care of going forward. I have asked for them to map the irrigation system so we can better understand when they provide us with proposals what is being repaired and the section so we can also keep tabs.

Ms. Jo: How often are we watering a lot?

Mr. Lorenzo: I believe it is every other day if not every day.

Ms. Harris: Everyday I think.

Ms. Lorenzo: Early morning and I the annuals I think are coming on twice a day.

Ms. Harris: I know the entrance at 88th waters like 7:30 or 8:00 last night. It is so much water. I stopped to look this time, and the sprinkler are going in but the grass is just so full that we are watering the sidewalk and the street because it is dripping down.

Ms. Jo: They have to cut down on the time.

Ms. Harris: I think we are going to be put under a draught watering conditions very soon.

Mr. Lorenzo: Remember you are drawing from your lakes.

Ms. Harris: That is true. Have them check because I was on dog duty for a week and every night they were on and it was so full of water that is coming on the street. This is at the entrance at 88th.

Mr. Lorenzo: The lakes are doing well. At the outdoor gym we are doing some touchups and removing one of the stations.

Ms. Jo: How many stations do we still have?

Mr. Lorenzo: There was some repairs to the fence as you can see at the outdoor gym. We are having them replace the barrier that is coming apart in one section. The only other thing is we reached out the South Florida Water Management District you will see on page 108. There is a better picture on page 113. If you guys look at the section inside the Courts that leads towards the Reserves that are saying that is part of the permit. That is also included. The good news is Tony was really prompt and had everything removed the weekend before last with the exception of some coconut palm and some other fruit trees. Not that many. I want to say maybe 10 or 15 trees that were marked by Davis, so he is working with South Florida Water Management to see if we need to remove those. He doesn't think we need to, but their direction has always been up to now in all the other areas is to remove the coconut palms and all the exotic fruit trees and stuff like that just to give you a heads up.

Ms. Harris: When people ask why we are getting rid of so much stuff just tell them to call South Florida Water Management District that is where all our money seems to be going to right now.

Mr. Lorenzo: Some residents are not happy since this inception. A lot of them are getting trees from maybe the county or Home Depot and planting them in property that is not theirs.

Ms. Duque: During our site walk with the South Florida Water Management District, there were two representatives present. At that time, several residents came out and raised concerns about the work being performed. The representatives addressed those concerns directly and clarified that the area in question is not the residents' property but falls under the jurisdiction of the South Florida Water Management District.

Mr. Lorenzo: Once Matt clarifies that with South Florida Water Management we will figure out if those need to be removed and then we will be done hopefully with all the removals. You guys will see my report there and like I said Tony has already been out there to remove that was already marked by Davis.

Ms. Harris: Could by some chance the Master contact the developments we are responsible for or their managers or something sent out some type of thing saying listen this is not your property. We are going to have to take them out so we don't want you spending money on it because they will be removed and it is costing money to replant them and remove them.

Ms. Jo: Definitely. Which properties are we talking about?

Ms. Harris: What we are responsible for.

Mr. Lorenzo: The Enclave, The Tides, The Trellis, The Courts and now the Reserves.

Ms. Jo: All the ones on the edge.

Mr. Lorenzo: We have been doing that with some of the communities already up to now.

Ms. Harris: Maybe we should do that with the other communities as well.

Ms. Jo: Jen do me a favor send a message to the Master manager, Michele Marcus, for the request and in this case so that we can do that. I won't hurt.

Ms. Harris: It can only help.

Mr. Lorenzo: The columns at the entrance will be painted.

Ms. Jo: Pressure cleaned and then painted.

Mr. Lorenzo: I am working with Tony to make sure he trims around the hedges.

Ms. Jo: Thank you.

Ms. Duque: Thank you so much Jesus.

F. CDD Manager

Ms. Duque: I do not have any additional to present to the Board.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: Financial reports. Tab A is approval of the check register and tab B is the acceptance of the unaudited financials.

On MOTION by Ms. Harris seconded by Mr. Moon with all in favor, the Check Register and Unaudited Financials were approved.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor requests? Any audience comments? None.
A motion to adjourn.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Coon seconded by Ms. Harris with all in favor, the meeting was adjourned.

Assistant Secretary/Secretary

Chairman/Vice Chairman

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF **LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT** APPROVING A PROPOSED BUDGET FOR **FISCAL YEAR 2026/2027** AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of **Lakes by the Bay South Community Development District** (the "Board") prior to **June 15, 2026**, a proposed operating budget for Fiscal Year 2026/2027; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF **LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT**:

1. The operating budget proposed by the District Manager for **Fiscal Year 2026/2027** attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: _____
 HOUR: _____
 LOCATION: _____

3. The District Manager is hereby directed to submit a copy of the proposed budget to **Miami-Dade County** at least 60 days prior to the hearing set above.
4. Notice of this public hearing shall be published in the manner prescribed in Florida law.
5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

ATTEST:

**BOARD OF SUPERVISORS
OF THE LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice Chairman

Lakes by the Bay South

Community Development District

*Proposed Budget
Fiscal Year 2027*

Presented by:



Table of Contents

1-3	<u>General Fund</u>
4	<u>Allocation of Operating Reserve</u>
5-8	<u>Budget Narrative</u>
9-10	<u>Debt Service Fund Series 2022</u>
11-12	<u>Debt Service Fund Series 2024</u>
13	<u>Non-Ad Valorem Assessments Comparison</u>

Lakes by the Bay South
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
-------------	--	-------------------------------	----------------------------	---------------------------------	---

REVENUES:

Special Assessments - Tax Roll	\$ 1,794,376	\$ 1,686,019	\$ 108,358	\$ 1,794,376	\$ 2,056,006
Interest Income	75,000	40,799	35,699	76,498	75,000
Clubhouse Income	30,000	20,411	10,205	30,616	30,000
Other Income	-	33,872	-	33,872	-
Carry Forward Surplus	-	-	121,589	121,589	-

TOTAL REVENUES	\$ 1,899,376	\$ 1,781,100	\$ 275,851	\$ 2,056,952	\$ 2,161,006
-----------------------	---------------------	---------------------	-------------------	---------------------	---------------------

EXPENDITURES:

General and Administrative

Supervisor Fees	\$ 12,000	\$ 4,400	\$ 6,000	\$ 10,400	\$ 12,000
FICA Taxes	918	337	459	796	918
Engineering	16,000	3,069	8,000	11,069	16,000
Attorney	47,000	12,553	17,574	30,126	38,000
Annual Audit	4,300	4,300	-	4,300	4,400
Assessment Roll Administration	2,000	2,000	-	2,000	2,000
Arbitrage Calculation	1,200	550	-	550	-
Dissemination Agent	5,500	2,750	2,750	5,500	5,500
Trustee Fees	7,500	-	7,500	7,500	7,500
Management Fees	72,491	36,246	36,246	72,491	77,566
Website Maintenance	3,600	1,800	1,800	3,600	3,600
Postage and Delivery	1,500	762	750	1,512	1,500
Insurance General Liability	16,918	15,470	-	15,470	17,017
Printing and Binding	750	11	11	23	-
Legal Advertising	1,500	-	1,250	1,250	1,500
Other Current Charges	1,000	468	500	968	1,000
Dues, Licenses and Subscriptions	175	175	-	175	175

TOTAL GENERAL AND ADMINISTRATIVE	\$ 194,352	\$ 84,889	\$ 82,840	\$ 167,729	\$ 188,676
---	-------------------	------------------	------------------	-------------------	-------------------

Lakes by the Bay South
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
<i>Operations and Maintenance</i>					
<u>Field Expenditures</u>					
Field Management	\$ 32,759	\$ 16,380	\$ 16,380	\$ 32,759	\$ 35,053
Remote Gym and Entrance Road Video Surveillance (DML)	11,940	5,970	5,970	11,940	11,940
General Maintenance	23,084	9,197	11,542	20,739	20,000
Landscape Maintenance	186,001	93,001	93,000	186,001	186,001
Landscape - Extra to Contract	50,000	12,563	37,437	50,000	50,000
SFWMD Buffer Area Maintenance	-	28,602	70,000	98,602	68,400
Mulch	23,000	27,802	-	27,802	28,000
Tree Trimming	60,000	129,951	-	129,951	74,306
Lake Maintenance	9,600	4,954	4,800	9,754	9,600
Contingency	20,000	-	10,000	10,000	20,000
Pressure Washing	20,000	16,225	3,775	20,000	20,000
Culvert Cleaning/Inspection	20,000	20,650	-	20,650	20,000
Holiday Decorations	38,276	32,193	-	32,193	33,337
Cleaning Reserve Area	48,280	86,761	-	86,761	88,657
Reserves	-	-	-	-	85,000
TOTAL FIELD EXPENDITURES	\$ 542,940	\$ 484,247	\$ 252,904	\$ 737,151	\$ 750,293

Security Gate Service Expenditures

Security (DML)	\$ 138,000	\$ 69,000	\$ 69,000	\$ 138,000	\$ 138,000
Security - Roving Guard	10,000	-	5,000	5,000	6,000
Enhanced Security	15,000	-	7,500	7,500	10,000
Transponders	8,500	-	8,500	8,500	8,500
Management Fees	24,000	12,000	12,000	24,000	24,000
Gate Access System Repairs and Maintenance	46,000	17,640	23,000	40,640	46,000
Guardhouse Repairs and Maintenance	5,000	-	5,000	5,000	5,000
Electric	4,000	1,197	1,675	2,872	4,000
Water	1,500	144	1,000	1,144	1,500
Internet Service	5,000	2,489	2,500	4,989	5,000
Janitorial Services	600	300	300	600	600
TOTAL SECURITY GATE SERVICE EXPENDITURES	\$ 257,600	\$ 102,770	\$ 135,475	\$ 238,245	\$ 248,600

Lakes by the Bay South
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
<u>Clubhouse Expenditures</u>					
Alarm Monitoring	\$ 1,200	\$ 565	\$ 540	\$ 1,105	\$ 1,200
Pool Video and Clubhouse Exterior Camera Surveillance (DML)	23,340	10,950	12,390	23,340	23,340
Security - Roving Guard	8,000	975	4,000	4,975	8,000
Air Conditioning Maint Contract and Repairs	10,000	7,624	2,940	10,564	10,000
Fitness Equipment Maintenance and Repairs	8,000	4,302	4,000	8,302	8,000
Electric	42,000	11,099	22,197	33,296	39,000
Property Insurance	53,968	50,824	-	50,824	48,301
Flood Insurance	19,039	18,760	-	18,760	19,698
Janitorial Maintenance	60,600	30,300	30,300	60,600	60,600
Janitorial Supplies	6,000	2,609	3,000	5,609	6,000
Landscape Maintenance	32,508	16,254	16,254	32,508	32,508
Landscape Replacement	10,000	-	10,000	10,000	10,000
Office Equipment Maintenance	2,000	834	1,000	1,834	2,000
Management Fees	302,304	151,152	151,152	302,304	315,360
Office Supplies/Clubhouse Supplies	7,500	1,819	3,750	5,569	7,500
Pest Control	1,000	390	390	780	1,000
Pool and Spa Maintenance	39,000	21,000	21,000	42,000	42,000
Pool Repairs	20,000	29,459	5,000	34,459	25,000
Repairs and Maintenance	60,000	11,600	30,000	41,600	50,000
Special Events	60,000	54,332	30,000	84,332	70,000
Cable/Internet	6,300	2,982	3,150	6,132	6,300
Trash Collection	1,500	1,442	-	1,442	1,500
Water and Sewer	25,000	27,666	12,500	40,166	25,000
Window Cleaning/Pressure Cleaning	3,500	2,053	1,447	3,500	3,500
Holiday Decorations	31,724	28,025	-	28,025	27,630
Contingency	10,000	31,800	-	31,800	30,000
Reserves	60,000	-	30,000	30,000	100,000
TOTAL CLUBHOUSE EXPENDITURES	\$ 904,483	\$ 518,815	\$ 395,011	\$ 913,826	\$ 973,437
TOTAL OPERATIONS AND MAINTENANCE	\$ 1,705,023	\$ 1,105,833	\$ 783,390	\$ 1,889,223	\$ 1,972,330
TOTAL EXPENDITURES	\$ 1,899,376	\$ 1,190,722	\$ 866,230	\$ 2,056,952	\$ 2,161,006
EXCESS REVENUES (EXPENDITURES)	\$ 0	\$ 590,379	\$ (590,379)	\$ (0)	\$ 0

Lakes by the Bay South
Community Development District
Exhibit "A"
Allocation of Operating Reserve

DESCRIPTION

Beginning Fund Balance - 10/1/25	\$ 1,979,814
Net change in Fund Balance - Fiscal Year 2026	(121,589)
Total Funds Available (Estimated) - 9/30/26	1,858,225

ALLOCATION OF AVAILABLE FUNDS

Funding for First Quarter Operating Expenses: ⁽¹⁾	(540,252)
Reserved for Field Capital Projects / Renewal and Replacement:	(422,810)
Reserved for Clubhouse Capital Projects / Renewal and Replacement:	(895,163)
Total Allocation of Available Funds	(1,858,225)

Total Unassigned (undesignated) Cash	\$ 0
---	-------------

Notes

⁽¹⁾ Represents approximately 3 months of operating expenditures

Lakes by the Bay South
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll

The District will levy a non-ad valorem assessments on all sold and platted parcels within the District in order to pay for the operating expenditures during the fiscal year.

Interest Income

The District earns interest on the monthly average collected balance for each of its investment accounts.

Clubhouse Income

Revenue collected for purchasing annual memberships for residents and non-resident users, renting the clubhouse, virtual guard passes, etc.

Expenditures - General and Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's attorney will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an independent certified public accounting firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local tax collector and financial advisory services.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for unrated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee's annual fee.

Management Fees

The District receives management, accounting and administrative services as part of a management agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the management agreement.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Lakes by the Bay South
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - General and Administrative (Continued)

Insurance General Liability

The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar community development districts.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the fiscal year.

Due, Licenses and Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for \$175.

Expenditures - Field

Field Management

The District has contracted with Governmental Management Services for the supervision and on-site management of the District. Their responsibilities will include reviewing contracts and other maintenance related items.

Remote Gym and Entrance Road Video Surveillance (DML)

The District has contracted with DML for video surveillance of the gym and entrance road.

General Maintenance

General maintenance includes maintenance and repair work needed throughout the common area.

Landscaping Maintenance

The District has contracted with Tony's Nursery & Garden for its annual common area and secondary areas landscape maintenance.

Landscaping - Extra to Contract

Improvements and replacements of landscaping areas.

SFWMD Buffer Area Maintenance

Costs to maintain the SFWMD buffer area, including maintenance, monitoring, and fumigation.

Mulch

Fall and spring replenishment of the mulched areas.

Tree Trimming

Annual trimming of all the District's trees.

Lake Maintenance

Lake management services that includes monthly inspections and treatment of aquatic weeds and algae, herbicide, and algae control and removal.

Contingency

This line item covers unexpected maintenance and repairs.

Pressure Washing

Pressure washing the sidewalks and entrance features.

Culvert Cleaning/Inspection

Annual storm drain cleaning for all storm drains throughout the District.

Holiday Decorations

The District has contracted with Light 'Er Up LLC for the annual holiday lighting of the District.

Cleaning Reserve Area

This include clean up of trees, debris, hedges, grass, regular trash on the edge of the lake by Reserve.

Reserves

Funds set aside for a future use or to replace capital items.

Lakes by the Bay South
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Security Gate Service

Security (DML)

The District has a monitoring service agreement with DML for monitoring of the 88th - 93rd entrance and exit.

Security - Roving Guard

Delta Five Security provides security services as needed.

Enhanced Security

Will include enhanced security measures, including additional patrols, equipment replacement, any other security measure needed within the District.

Transponders

Cost for transponders that are sold to residents for admittance into the gate entrances.

Management Fees

Management fees incurred for overseeing the running of the guardhouse.

Gate Access System Repairs and Maintenance

Includes maintenance and repair work needed on the gates, gate access system, barrier arms, mechanical components, and related equipment.

Guardhouse Repairs and Maintenance

Includes maintenance and repair work needed on the guardhouse building.

Electric

Electricity for guardhouse and cameras.

Water

Water cost for the guardhouse.

Internet Service

Estimated cost of phone and internet for the guardhouse.

Janitorial Services

This is for janitorial services provided per contract by All Professional Cleaning LLC.

Expenditures – Clubhouse

Alarm Monitoring

This is the cost for monitoring of the alarm system (security and fire alarm) for the clubhouse.

Pool Video and Clubhouse Exterior Camera Surveillance (DML)

This is the cost for monitoring the exterior of the clubhouse and pool area via cameras.

Security - Roving Guard

Delta Five Security provides security services as needed.

Air Conditioning Maint Contract and Repairs

This line item is the estimated cost to maintain and repair the air conditioning system.

Fitness Equipment Maintenance and Repairs

This line item is the estimated cost to maintain and repair the fitness equipment.

Electric

Electricity for clubhouse and grounds.

Property Insurance

The District's property insurance is with Egis Insurance Advisors. Egis specializes in providing insurance coverage to governmental agencies.

Flood Insurance

Flood insurance for the District's property.

Janitorial Maintenance

This includes janitorial service and supplies provided per contract by All Professional Cleaning LLC.

Janitorial Supplies

Include additional janitorial supplies not provided by contract.

Lakes by the Bay South
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Clubhouse (Continued)

Janitorial Supplies

Include additional janitorial supplies not provided by contract.

Landscape Maintenance

Maintaining the lawn and plants around the clubhouse.

Landscape Replacement

Improvements and replacements of landscaping areas around the clubhouse.

Office Equipment Maintenance

Reflects the maintenance agreement for the copier plus any repairs to other office equipment.

Management Fees

Management fees incurred for management of the clubhouse.

Office Supplies/Clubhouse Supplies

Supplies to run clubhouse and clubhouse office.

Pest Control

Preventative maintenance for bugs and rodents.

Pool and Spa Maintenance

Cost to maintain the pool as well as perform any necessary repairs.

Pool Repairs

Cost to make repairs to the pool and spa.

Repairs and Maintenance

Items needed to repair and maintain the clubhouse.

Special Events

Expenses related to social events.

Cable/Internet

Estimated cost of cable TV and internet for the clubhouse.

Trash Collection

Cost of trash and recycling removal.

Water and Sewer

Water and sewer cost for the clubhouse.

Window Cleaning/Pressure Cleaning

Cost of window washing and pressure cleaning the paver area.

Holiday Decorations

The District has contracted for Light 'Er Up LLC for the annual holiday lighting of the District.

Contingency

Any unscheduled repairs and maintenance that the District should incur during the fiscal year.

Reserves

Funds set aside for a future use or to replace capital items.

Lakes by the Bay South

Community Development District

Proposed Budget

Debt Service Series 2022 Special Assessment Refunding Bonds

Description	Adopted Budget Fiscal Year 2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments-On Roll	\$ 1,382,295	\$ 1,298,822	\$ 83,473	\$ 1,382,295	\$ 1,382,295
Interest Earnings	-	14,124	3,500	17,624	-
Carry Forward Surplus ⁽¹⁾	517,834	-	508,066	508,066	514,093
TOTAL REVENUES	\$ 1,900,129	\$ 1,312,946	\$ 595,039	\$ 1,907,986	\$ 1,896,388
EXPENDITURES:					
Interest - 11/1	\$ 331,447	\$ 331,447	-	\$ 331,447	\$ 317,375
Interest - 5/1	331,447	-	331,447	331,447	317,375
Principal - 5/1	731,000	-	731,000	731,000	760,000
TOTAL EXPENDITURES	\$ 1,393,893	\$ 331,447	\$ 1,062,447	\$ 1,393,893	\$ 1,394,750
EXCESS REVENUES (EXPENDITURES)	\$ 506,236	\$ 981,500	\$ (467,407)	\$ 514,093	\$ 501,638
⁽¹⁾ Carry Forward is Net of Reserve Requirement			Interest Due 11/1/26		\$302,745
					\$302,745

Lakes by the Bay South

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2022 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/26	\$ 17,218,000	3.850%	\$ 731,000	\$ 331,447	\$ -
11/01/26	16,487,000	3.850%	-	317,375	1,379,821.25
05/01/27	16,487,000	3.850%	760,000	317,375	
11/01/27	15,727,000	3.850%	-	302,745	1,380,119.50
05/01/28	15,727,000	3.850%	788,000	302,745	
11/01/28	14,939,000	3.850%	-	287,576	1,378,320.50
05/01/29	14,939,000	3.850%	820,000	287,576	
11/01/29	14,119,000	3.850%	-	271,791	1,379,366.50
05/01/30	14,119,000	3.850%	852,000	271,791	
11/01/30	13,267,000	3.850%	-	255,390	1,379,180.50
05/01/31	13,267,000	3.850%	888,000	255,390	
11/01/31	12,379,000	3.850%	-	238,296	1,381,685.50
05/01/32	12,379,000	3.850%	923,000	238,296	
11/01/32	11,456,000	3.850%	-	220,528	1,381,823.75
05/01/33	11,456,000	3.850%	957,000	220,528	
11/01/33	10,499,000	3.850%	-	202,106	1,379,633.75
05/01/34	10,499,000	3.850%	995,000	202,106	
11/01/34	9,504,000	3.850%	-	182,952	1,380,057.75
05/01/35	9,504,000	3.850%	1,036,000	182,952	
11/01/35	8,468,000	3.850%	-	163,009	1,381,961.00
05/01/36	8,468,000	3.850%	1,077,000	163,009	
11/01/36	7,391,000	3.850%	-	142,277	1,382,285.75
05/01/37	7,391,000	3.850%	1,119,000	142,277	
11/01/37	6,272,000	3.850%	-	120,736	1,382,012.75
05/01/38	6,272,000	3.850%	1,161,000	120,736	
11/01/38	5,111,000	3.850%	-	98,387	1,380,122.75
05/01/39	5,111,000	3.850%	1,205,000	98,387	
11/01/39	3,906,000	3.850%	-	75,191	1,378,577.25
05/01/40	3,906,000	3.850%	1,252,000	75,191	
11/01/40	2,654,000	3.850%	-	51,090	1,378,280.00
05/01/41	2,654,000	3.850%	1,301,000	51,090	
11/01/41	1,353,000	3.850%	-	26,045	1,378,134.75
05/01/42	1,353,000	3.850%	1,353,000	26,045	1,379,045.25
Total			\$ 17,218,000	\$ 6,242,429	\$ 23,460,429

Lakes by the Bay South

Community Development District

Proposed Budget

Debt Service Series 2024 Special Assessment Revenue Refunding Bonds

Description	Adopted Budget Fiscal Year 2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 1,097,122	\$ 1,030,870	\$ 66,252	\$ 1,097,122	\$ 1,097,122
Interest Income	1,000	10,197	2,700	12,897	1,000
Carry Forward Surplus ⁽¹⁾	300,786	-	312,007	312,007	317,026
TOTAL REVENUES	\$ 1,398,908	\$ 1,041,066	\$ 380,959	\$ 1,422,026	\$ 1,415,148
EXPENDITURES:					
Interest - 11/1	\$ 197,500	\$ 197,500	\$ -	\$ 197,500	\$ 179,750
Interest - 5/1	197,500	-	197,500	197,500	179,750
Principal - 5/1	710,000	-	710,000	710,000	750,000
TOTAL EXPENDITURES	\$ 1,105,000	\$ 197,500	\$ 907,500	\$ 1,105,000	\$ 1,109,500
EXCESS REVENUES (EXPENDITURES)	\$ 293,908	\$ 843,566	\$ (526,541)	\$ 317,026	\$ 305,648
⁽¹⁾ Carry Forward is Net of Reserve Requirement			Interest Due 11/1/26		\$161,000
					\$161,000

Lakes by the Bay South

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2024 Special Assessment Revenue Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/26	\$ 7,900,000	5.000%	\$ 710,000	\$ 197,500	\$ -
11/01/26	7,190,000	5.000%		179,750	1,087,250.00
05/01/27	7,190,000	5.000%	750,000	179,750	
11/01/27	6,440,000	5.000%		161,000	1,090,750.00
05/01/28	6,440,000	5.000%	795,000	161,000	
11/01/28	5,645,000	5.000%		141,125	1,097,125.00
05/01/29	5,645,000	5.000%	835,000	141,125	
11/01/29	4,810,000	5.000%		120,250	1,096,375.00
05/01/30	4,810,000	5.000%	875,000	120,250	
11/01/30	3,935,000	5.000%		98,375	1,093,625.00
05/01/31	3,935,000	5.000%	920,000	98,375	
11/01/31	3,015,000	5.000%		75,375	1,093,750.00
05/01/32	3,015,000	5.000%	960,000	75,375	
11/01/32	2,055,000	5.000%		51,375	1,086,750.00
05/01/33	2,055,000	5.000%	1,010,000	51,375	
11/01/33	1,045,000	5.000%		26,125	1,087,500.00
05/01/34	1,045,000	5.000%	1,045,000	26,125	1,071,125.00
Total			\$ 7,900,000	\$ 1,904,250	\$ 9,804,250

Lakes by the Bay South
Community Development District
Non-Ad Valorem Assessments Comparison

Neighborhood	O&M Units	O&M Clubhouse	Bond Units 2024	Bonds Units 2022	Annual Maintenance Assessments							Annual Debt Assessments					Total Assessed Per Unit		
					Fiscal Year 2027			Fiscal Year 2026			Increase/ (Decrease)	Fiscal Year 2027		Fiscal Year 2026		Increase/ (Decrease)	Fiscal Year 2027	Fiscal Year 2026	Increase/ (Decrease)
					O&M	Clubhouse	Total	O&M	Clubhouse	Total		Series 2024	Series 2022	Series 2024	Series 2022		Total Assessed Per Unit	Total Assessed Per Unit	
The Breakers	97	97	97	97	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$510.27	\$686.98	\$510.27	\$686.98	\$0.00	\$2,168.78	\$2,048.78	\$120.00
The Enclave	204	204	204	204	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$553.64	\$686.98	\$553.64	\$686.98	\$0.00	\$2,212.15	\$2,092.15	\$120.00
The Trellis	159	159	159	159	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$375.89	\$686.98	\$375.89	\$686.98	\$0.00	\$2,034.40	\$1,914.40	\$120.00
The Courts	420	420	420	420	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$398.01	\$686.98	\$398.01	\$686.98	\$0.00	\$2,056.52	\$1,936.52	\$120.00
The Reserve	98	98	98	98	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$510.27	\$686.98	\$510.27	\$686.98	\$0.00	\$2,168.78	\$2,048.78	\$120.00
The Palms	224	224	224	224	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$510.27	\$686.98	\$510.27	\$686.98	\$0.00	\$2,168.78	\$2,048.78	\$120.00
The Cove	269	269	269	269	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$581.72	\$686.98	\$581.72	\$686.98	\$0.00	\$2,240.23	\$2,120.23	\$120.00
The Shores	227	227	227	227	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$553.64	\$686.98	\$553.64	\$686.98	\$0.00	\$2,212.15	\$2,092.15	\$120.00
The Shores	179	0	179	179	\$605.92	\$0.00	\$605.92	\$485.92	\$0.00	\$485.92	\$120.00	\$553.64	\$7.81	\$553.64	\$7.81	\$0.00	\$1,167.37	\$1,047.37	\$120.00
The Waterways	265	265	265	265	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$510.27	\$686.98	\$510.27	\$686.98	\$0.00	\$2,168.78	\$2,048.78	\$120.00
The Tides	153	153	153	153	\$728.93	\$242.60	\$971.53	\$608.93	\$242.60	\$851.53	\$120.00	\$553.64	\$686.98	\$553.64	\$686.98	\$0.00	\$2,212.15	\$2,092.15	\$120.00
Total	2295	2116	2295	2295															

From: bayshore.resident

Sent: Monday, April 6, 2026 8:00 AM

To: Juliana Duque GMS - SF Record Requests

Cc: mharris@supvcdd.com; ajo@supvcdd.com; tmoon@supvcdd.com; dmorales@supvcdd.com; mcoon@supvcdd.com

Subject: Resident Questions and Suggestions for Public Discussion-Lakes by the Bay South CDD

To the Board of Supervisors and District Manager,

I am a resident of Lakes by the Bay South writing anonymously, which is my right as a member of the public. I have reviewed the district's publicly available meeting minutes, financial reports, and check registers and wish to raise several concerns and concrete suggestions for formal discussion at an upcoming board meeting. Every figure below comes directly from the district's own records.

1. Gate System - Cost, Effectiveness, and a Practical Improvement

The annual Security Gate Service budget totals \$257,600. The DML Security Systems monitoring agreement accounts for \$11,500 per month, \$138,000 per year, confirmed across multiple monthly invoices in the check register. Within the same budget, three additional line items show no spending through January 2026, four months into the fiscal year:

- Security-Roving Guard: \$10,000 budgeted, \$705 spent
- Enhanced Security: \$15,000 budgeted, \$0 spent
- Transponders: \$8,500 budgeted, \$0 spent

That is \$33,500 in services that the budget anticipates will not to be delivered to residents.

The January 2026 meeting minutes include this statement from the District Manager: "Those gates are not owned by us. They belong to a special taxing district that was put into dormant status. Since we assumed responsibility for their maintenance, it's our duty to ensure they are preserved and maintained in the same condition as when we took them over." Given that the district spends over a quarter of a million dollars annually on infrastructure it does not own, and given that a Cloud-Based Control and Barcode Decal system was ratified with DML in January 2025 automating resident entry, I would ask the board what exactly the \$11,500 monthly monitoring agreement covers that the automated system does not already handle, and whether the contract has been evaluated for restructuring since that upgrade was implemented.

Suggestion - Speed Humps to Reduce Gate Arm Damage

The check register documents 31 gate damage incidents between October 2025 and February 2026, totaling approximately \$9,000 in repairs, including a \$2,010 invoice for four replacement barrier arms in December 2025. When broken down by lane type the pattern is clear:

- Visitor entrance lanes: 15 incidents
- Exit lanes: 5 incidents
- Resident lanes: 5 incidents

The resident lanes, where the barcode decal system handles entry automatically, show the fewest strikes despite daily use by every household. Visitor and exit lanes account for 65% of all incidents. This points to a straightforward physical solution: speed humps installed approximately 15 feet before gate arms on visitor entrance approaches and on exit lane approaches at both the east and west gates. At the resulting entry speed of 3-5 mph, barrier arm strikes become rare. One-time installation cost for this scope would be approximately \$10,000-20,000, comparable to one to two years of current repair costs, with ongoing savings thereafter. I would ask the board to request a quote and compare it against the annualized damage figures documented in the check register.

The district also collected \$400 in gate damage reimbursements in January and \$200 in February against approximately \$9,000 in documented repairs over the same period, a recovery rate of roughly 7%. Reducing damage through physical deterrents is likely more effective and more sustainable than pursuing reimbursements after the fact.

2. Management Contract Renewal - No Competitive Process

At the January 27, 2026 board meeting, the district approved a multi-year renewal of the FirstService Residential management contract running through September 2029, at costs rising from \$28,280 per month to \$30,587 per month, totaling \$1,059,336 over three years. This was confirmed in the meeting minutes and the Schedule I attachments included in the January 2026 agenda package.

The meeting minutes do not reflect any solicitation of competing proposals prior to this vote, nor any formal evaluation of whether FirstService Residential represents the best value to residents at the proposed price. While Florida law does not require CDDs to competitively bid management contracts, a contract exceeding one million dollars over three years represents one of the largest single financial commitments the district makes on behalf of residents. The board discussion lasted approximately ten minutes before approval.

I would ask the board to describe what process was used to determine that the proposed renewal terms represent fair market value, and whether any alternative proposals were considered or solicited before the vote. If no competitive process was conducted, I would ask the board to commit to one before any future management contract renewal, or at minimum to document in the public record the basis on which the board determined the contract terms were appropriate without one.

3. Vendor Management - Structural Conflict of Interest

The check register and meeting minutes document that the Ivero Pools engagement, a \$31,800 south tank refurbishment approved in November 2025, a \$1,800 leak detection charge, and a north tank repair approved at up to \$26,250 in January 2026, was sourced, facilitated, and managed entirely by the Clubhouse Manager, who is a FirstService Residential employee. The vendor was referred by Patagonia Pools, the district's existing pool maintenance provider, also managed through the same staff relationship. The November 2025 minutes record: "Ivero Pools was the company recommended by our vendor, Patagonia" and "He gave me three names. This person was the only one that answered."

The district's records further show that Jennifer Ann Lora, Notary Public Commission #HH 653955, personally notarized the required Anti-Human Trafficking Affidavits for multiple vendor contracts, including Ivero Pools, Recrea Group, and Paint 'N Hang LLC. A notary's professional

role is to serve as a disinterested, neutral witness. Notarizing legal documents for vendors one has personally recommended, sourced, and is actively managing represents a structural conflict between that professional obligation and the operational management role.

I am not suggesting improper intent by anyone. I am asking the board to describe what governance policy currently exists for situations where a staff member simultaneously recommends a vendor, manages that vendor relationship, reports on vendor performance to the board, and serves as the legal witness on that vendor's required documentation. If no formal policy exists, I would ask the board to adopt one that addresses: independent verification of vendor estimates for contracts above a defined threshold, written conflict disclosures before staff recommend vendors, and recusal of staff from notarizing documents for vendors they have a direct management relationship with.

4. Capital Reserves - An Urgent and Documented Gap

The district's annual budget includes a Capital Reserve line of \$60,000. The January 2026 unaudited financials show \$0 in actual spending against this line, consistent across both the December 2025 and January 2026 reports available in the public record.

In the same period, the district absorbed an emergency \$31,800 pool tank refurbishment coded entirely to the Contingency budget, exhausting that \$10,000 annual line by \$21,800. Pool Repairs reached \$26,249 against a \$20,000 annual budget before the second tank repair of up to \$26,250 was even approved. The meeting minutes from November 2025 document board members acknowledging they were "between a rock and a hard place" with no alternative but to approve the emergency spend. The monthly management reports from the same period also document cracking pergola beams at the pool deck, rusting outdoor gym equipment, deteriorating guardhouse interiors, and fading entrance column paint, all deferred maintenance items with no visible funding plan.

The recurring pattern of infrastructure emergencies consuming the Contingency budget because no reserve fund exists is precisely what capital reserve planning is designed to prevent. Florida law now requires associations to conduct reserve studies and maintain funded reserves. I would ask the board to confirm whether a professional reserve study has been completed, where the Capital Reserve funds are currently held, what they are earmarked for, and what the plan is for funding the documented deferred maintenance across pool infrastructure, outdoor gym equipment, and common area facilities without continued emergency draws against operating budgets.

A professional reserve study typically costs \$3,500-5,000 and produces a 30-year component schedule showing replacement costs and timing for every major asset. The \$60,000 per year already in the Capital Reserve budget line could fund this immediately and begin building a meaningful reserve, but only if those funds are actually being set aside rather than showing \$0 in expenditures each period.

5. SFWMD Compliance Costs - Transparency Request

The January 2026 financials show \$140,152 in Tree Trimming expenditures against a \$60,000 annual budget, an \$80,152 overrun at just four months into the fiscal year. I understand the South Florida Water Management District mandated the buffer clearing and that the district had limited choice in the matter. My concern is not the spending itself but how it is recorded.

SFWMD-mandated work is currently distributed across at least three separate budget lines, Tree Trimming, Cleaning Reserve Area, and Landscape Extra to Contract, making it impossible for any resident, or for the board itself, to see the true total cost of this ongoing legal obligation from a single line in the financial reports. The maintenance obligation is not a one-time event and will require ongoing funding in future fiscal years.

I would ask the board to establish a dedicated "SFWMD Buffer Maintenance" budget line beginning with the FY2027 budget process. This is a straightforward accounting change that costs nothing to implement, gives the board accurate visibility into what this mandate costs annually, and allows residents to understand a significant and recurring legal obligation their assessments are funding.

I raise all of these concerns in the interest of transparency and sound stewardship of the assessment funds that every resident contributes. Each point is documented in the district's own publicly available records. I would welcome formal responses at an upcoming public meeting where the discussion and any board commitments become part of the permanent record.

Thank you for your time and service to the community.

A Resident of Lakes by the Bay South

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lakes by the Bay South Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Miami - Dade Supervisor of Elections located at 2700 NW 87 Avenue, Doral, Florida 33172 and phone number is 305-499-8683 / 305-499-8410. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Lakes by the Bay South Community Development District has three seats up for election, specifically Seat #3, Seat #4 and Seat #5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Miami-Dade County Supervisor of Elections.

From: Pozo, Sandy (Elections) <Sandy.Pozo@votemiamidade.gov>

Sent: Tuesday, January 27, 2026 8:55 AM

To: Jennifer McConnell <jmccconnell@gmssf.com>

Cc: Innocent, Vanessa (Elections) <Vanessa.Innocent@votemiamidade.gov>; Rabagh-Garcia, Nelfa (Elections) <Nelfa.Rabagh-Garcia@votemiamidade.gov>; Washington, Yolanda V. (Elections) <Yolanda.Washington@votemiamidade.gov>

Subject: RE: Verification of Attached Information for Candidate Qualifying

Good morning, Jennifer,

Thank you for reaching out. We have reviewed the document you sent and provided below the direct links to the forms to ensure the most current versions are used:

- [MD-DE 27](#) - Acknowledgement for Candidates with the Option to Open a Campaign Account (*Miami-Dade County required form*)
- [MD-ED 2](#) - Receipt of Handbook and the Election Laws of the State of Florida (*Miami-Dade County required form*)
- [DS-DE 302NP](#) - Candidate Oath – Nonpartisan Office
- [CE Form 1](#) (2025) (*To be filed electronically – Candidates will be required to submit a hard copy to the filing officer at the time of qualifying*)
- Qualifying fee of \$25.00 to be made payable to “Miami-Dade County Supervisor of Elections.”

If the candidate is opening a Campaign Account, the following forms will also be required:

- [DS-DE 9](#) - Appointment of Campaign Treasurer and Designation of Campaign Depository for Candidates (*only required if opening campaign account to accept donations and make contributions*)
- [DS-DE 84](#) - Statement of Candidate (*only required if opening campaign account to accept donations and make contributions*)

- [MD-ED 10](#) - Campaign Treasurer's Report Electronic Filing Requirements for Miami-Dade County (*Miami-Dade County required form - Only required if opening campaign account to accept donations and make contributions*)

We recommend providing candidates in Miami-Dade County with the direct link to our qualifying package for the [2026 Community Development District Board Member](#) on our website.

Please feel free to share this information with your board members who are up for election or other potential candidates. If any questions arise or further clarification is needed, don't hesitate to contact me directly or our Candidate Services Section at 305-499-8410.

Thank you for checking in and for ensuring the proper procedures are followed.

Best regards,

Sandy Pozo, Campaign Services Section Manager

Office of the Supervisor of Elections

Government Affairs Division

Office 305-499-8350



Alina Garcia
Supervisor of Elections

[f](#) [X](#) [@](#) [@votemiamidade](#)

votemiamidade.gov

2700 NW 87th Ave Miami, FL 33172 | 305-499-VOTE(8683)



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 14, 2025

Board of Supervisors
Lakes by the Bay South Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Lakes by the Bay South Community Development District, Miami-Dade County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Lakes by the Bay South Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSFL.COM

Our fee for these services will not exceed \$4,300 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Lakes by the Bay South Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Lakes by the Bay South Community Development District.

DocuSigned by:
Patti Powers
D119518D136443D

By: _____

Title: Treasurer

Date: 2026-02-18



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



March 26, 2026

To the Board of Supervisors
Lakes by the Bay South Community Development District
Miami-Dade County, Florida

We have audited the financial statements of Lakes by the Bay South Community Development District (“District”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 26, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District’s compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District’s financial report—titled *Independent Auditor’s Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable:**

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*. If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.



Grau & Associates

**LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA**

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements Required by Florida Statute 218.39 (3)(c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Lakes by the Bay South Community Development District
Miami-Dade County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Lakes by the Bay South Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 26, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 26, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Lakes by the Bay South Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$8,871,575.
- The change in the District's total net position in comparison with the prior fiscal year was \$756,461, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,800,272, an increase of \$74,965 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned for capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION		
SEPTEMBER 30,		
	2025	2024
Current and other assets	\$ 2,826,935	\$ 2,809,082
Capital assets, net of depreciation	31,228,664	31,928,502
Total assets	34,055,599	34,737,584
Deferred outflows of resources	706,623	749,257
Current liabilities	467,451	523,316
Long-term liabilities	25,423,196	26,848,411
Total liabilities	25,890,647	27,371,727
Net position		
Net investment in capital assets	6,512,091	5,829,348
Restricted	379,670	308,382
Unrestricted	1,979,814	1,977,384
Total net position	\$ 8,871,575	\$ 8,115,114

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 4,301,762	\$ 4,326,597
Operating grants and contributions	53,984	79,781
Capital grants and contributions	-	653
General revenues		
Miscellaneous revenue	64,566	39,787
Unrestricted investment earnings	98,337	108,309
Total revenues	<u>4,518,649</u>	<u>4,555,127</u>
Expenses:		
General government	193,695	161,180
Maintenance and operations	804,470	850,553
Culture and recreation	1,668,265	1,584,966
Interest	1,095,758	1,245,331
Bond issuance costs	-	281,025
Total expenses	<u>3,762,188</u>	<u>4,123,055</u>
Change in net position	<u>756,461</u>	<u>432,072</u>
Net position - beginning	<u>8,115,114</u>	<u>7,683,042</u>
Net position - ending	<u>\$ 8,871,575</u>	<u>\$ 8,115,114</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$3,762,188. The costs of the District's activities were paid primarily by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. In total, expenses decreased over the prior year due to bond issuance costs incurred in the prior year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by \$104,648, and increase appropriations by \$137,447, and increase other financing sources by \$32,799. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$40,619,786 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$9,391,122 has been taken, which resulted in a net book value of \$31,228,664. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$25,118,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Lakes by the Bay South Community Development District's Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida, 33351.

**LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 1,264,547
Investments	638,578
Assessments receivable	52
Prepaid items and deposits	103,364
Restricted assets:	
Investments	820,394
Capital assets:	
Nondepreciable	19,785,572
Depreciable, net	11,443,092
Total assets	34,055,599
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	706,623
Total deferred outflows of resources	706,623
 LIABILITIES	
Accounts payable	26,663
Accrued interest payable	440,788
Non-current liabilities:	
Due within one year	1,441,000
Due in more than one year	23,982,196
Total liabilities	25,890,647
 NET POSITION	
Net investment in capital assets	6,512,091
Restricted for debt service	379,670
Unrestricted	1,979,814
Total net position	\$ 8,871,575

See notes to the financial statements

**LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 193,695	\$ 193,695	\$ -	\$ -
Maintenance and operations	804,470	804,470	-	-
Culture and recreation	1,668,265	807,954	-	(860,311)
Interest on long-term debt	1,095,758	2,495,643	53,984	1,453,869
Total governmental activities	<u>3,762,188</u>	<u>4,301,762</u>	<u>53,984</u>	<u>593,558</u>
General revenues:				
				64,566
				98,337
				<u>162,903</u>
				756,461
				8,115,114
				<u>\$ 8,871,575</u>

See notes to the financial statements

**LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 1,264,547	\$ -	\$ 1,264,547
Investments	638,578	820,394	1,458,972
Assessments receivable	52	-	52
Due from other funds	-	64	64
Prepaid items and deposits	103,364	-	103,364
Total assets	\$ 2,006,541	\$ 820,458	\$ 2,826,999
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 26,663	\$ -	\$ 26,663
Due to other funds	64	-	64
Total liabilities	26,727	-	26,727
Fund balances:			
Nonspendable:			
Prepaid items and deposits	103,364	-	103,364
Restricted for:			
Debt service	-	820,458	820,458
Assigned to:			
Capital reserves	414,483	-	414,483
Unassigned	1,461,967	-	1,461,967
Total fund balances	1,979,814	820,458	2,800,272
Total liabilities and fund balances	\$ 2,006,541	\$ 820,458	\$ 2,826,999

See notes to the financial statements

**LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balance - governmental funds \$ 2,800,272

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	40,619,786	
Accumulated depreciation	<u>(9,391,122)</u>	31,228,664

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.

706,623

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(440,788)	
Bonds payable	<u>(25,423,196)</u>	<u>(25,863,984)</u>
Net position of governmental activities		<u>\$ 8,871,575</u>

See notes to the financial statements

**LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 1,806,119	\$ 2,495,643	\$ 4,301,762
Interest income	98,337	53,984	152,321
Miscellaneous revenue	64,566	-	64,566
Total revenues	1,969,022	2,549,627	4,518,649
EXPENDITURES			
Current:			
General government	193,695	-	193,695
Maintenance and operations	793,143	-	793,143
Culture and recreation	894,296	-	894,296
Debt service:			
Principal	-	1,390,000	1,390,000
Interest	-	1,087,092	1,087,092
Capital outlay	85,458	-	85,458
Total expenditures	1,966,592	2,477,092	4,443,684
Excess (deficiency) of revenues over (under) expenditures	2,430	72,535	74,965
Fund balances - beginning	1,977,384	747,923	2,725,307
Fund balances - ending	\$ 1,979,814	\$ 820,458	\$ 2,800,272

See notes to the financial statements

**LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	74,965
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		85,458
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		1,390,000
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		(1,247)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Depreciation of capital assets		(785,296)
Amortization of Bond discounts/premiums		35,215
Amortization of the deferred charge on refunding		(42,634)
Change in net position of governmental activities	\$	<u>756,461</u>

See notes to the financial statements

**LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Lakes by the Bay South Community Development District (the "District") was created by Miami-Dade County Ordinance enacted on January 20, 2004 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. Four of the Board members have been elected through general elections; the fifth member was elected by the owners of the property. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on debt.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Recreational facilities	10 - 30
Furniture, fixtures and equipment	5
Other improvements	20 - 30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refundings, \$42,634 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate Bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Allspring Government Money Market Fund	\$ 820,394	S&P AAAM	Weighted average maturity: 43 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	638,578	S&P AAAM	Weighted average of the fund portfolio: 47 days
	<u>\$ 1,458,972</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8) (a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.”

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital assets activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 19,778,071	\$ -	\$ -	\$ 19,778,071
Infrastructure in progress	17,653	-	(10,152)	7,501
Total capital assets, not being depreciated	19,795,724	-	(10,152)	19,785,572
Capital assets, being depreciated				
Recreational facilities	19,918,393	-	-	19,918,393
Furniture, fixtures, and equipment	589,169	95,610	-	684,779
Other improvements	231,042	-	-	231,042
Total capital assets, being depreciated	20,738,604	95,610	-	20,834,214
Less accumulated depreciation for:				
Recreational facilities	8,261,479	695,307	-	8,956,786
Furniture, fixtures, and equipment	267,991	78,662	-	346,653
Other improvements	76,356	11,327	-	87,683
Total accumulated depreciation	8,605,826	785,296	-	9,391,122
Total capital assets being depreciated, net	12,132,778	(689,686)	-	11,443,092
Governmental activities capital assets	\$ 31,928,502	\$ (689,686)	\$ (10,152)	\$ 31,228,664

NOTE 5 – CAPITAL ASSETS (Continued)

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 11,327
Culture and recreation	<u>773,969</u>
	<u>\$ 785,296</u>

NOTE 6 – LONG TERM LIABILITIES

Series 2022

On August 3, 2022, the District issued \$19,254,000 of Special Assessment Refunding Bonds, Series 2022 due May 1, 2042, with a fixed interest rate of 3.85%. The Bonds were issued to refund the previously issued Series 2012 Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2042.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2022 Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Series 2022 Bond Indenture established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with requirements of the Bond Indenture at September 30, 2025.

Series 2024

On May 28, 2024, the District issued \$8,585,000 of Special Assessment Refunding Bonds, Series 2024 consisting of Serial Bonds with due dates from May 1, 2025 - May 1, 2027 and Term Bonds due May 1, 2034, with a fixed interest rate of 5%. The Bonds were issued to refund the previously issued Series 2014 Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2025 through May 1, 2034.

The Series 2024 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2024 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established certain restrictions and requirements to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2022	\$ 17,923,000	\$ -	\$ 705,000	\$ 17,218,000	\$ 731,000
Series 2024	8,585,000	-	685,000	7,900,000	710,000
Plus original issue premium	340,411	-	35,215	305,196	-
Total	<u>\$ 26,848,411</u>	<u>\$ -</u>	<u>\$ 1,425,215</u>	<u>\$ 25,423,196</u>	<u>\$ 1,441,000</u>

NOTE 6 – LONG TERM LIABILITIES (Continued)

Long-term debt activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 1,441,000	\$ 1,057,893	\$ 2,498,893
2027	1,510,000	994,250	2,504,250
2028	1,583,000	927,490	2,510,490
2029	1,655,000	857,402	2,512,402
2030	1,727,000	784,082	2,511,082
2031-2035	8,734,000	2,701,043	11,435,043
2036-2040	5,814,000	1,199,198	7,013,198
2041-2042	2,654,000	154,270	2,808,270
Total	<u>\$ 25,118,000</u>	<u>\$ 8,675,628</u>	<u>\$ 33,793,628</u>

NOTE 7 – MANAGEMENT AGREEMENTS

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs. The District has also contracted with a company to operate and manage its clubhouse amenity center and to provide the services necessary to staff and maintain it.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 9 – CONTINGENCIES

During the fiscal year, the District received notice from the Town of Cutler Bay demanding recovery of prior and subsequent environmental response costs on land that was conveyed by the District to the Town of Cutler Bay. The District submitted the notice to its insurance carrier and was denied coverage as it was an environmental claim. Subsequent to fiscal year end, the District has not been served with any lawsuit and it is unknown whether the Town intends to proceed with a suit against the District.

**LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 1,794,376	\$ 1,806,119	\$ 1,806,119	\$ -
Interest income	50,000	98,339	98,337	(2)
Miscellaneous revenue	20,000	64,566	64,566	-
Total revenues	<u>1,864,376</u>	<u>1,969,024</u>	<u>1,969,022</u>	<u>(2)</u>
EXPENDITURES				
Current:				
General government	164,836	176,850	193,695	(16,845)
Maintenance and operations	810,645	810,645	793,143	17,502
Culture and recreation	828,895	954,328	894,296	60,032
Capital outlay	60,000	60,000	85,458	(25,458)
Total expenditures	<u>1,864,376</u>	<u>2,001,823</u>	<u>1,966,592</u>	<u>35,231</u>
Excess (deficiency) of revenues over (under) expenditures	-	(32,799)	2,430	35,229
OTHER FINANCING SOURCES (USES)				
Use of fund balance	-	32,799	-	(32,799)
Total other financing sources (uses)	<u>-</u>	<u>32,799</u>	<u>-</u>	<u>(32,799)</u>
Net change in fund balances	<u>\$ -</u>	<u>\$ -</u>	2,430	<u>\$ 2,430</u>
Fund balances - beginning			<u>1,977,384</u>	
Fund balances - ending			<u>\$ 1,979,814</u>	

See notes to required supplementary information

**LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by \$104,648, and increase appropriations by \$137,447, and increase other financing sources by \$32,799. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	5
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	8
Employee compensation	\$8,600
Independent contractor compensation	\$198,521
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$485.92 - \$851.53 Debt service - \$561.45 - \$1,268.70
Special assessments collected	\$4,301,762
Outstanding Bonds:	
Series 2022, due May 1, 2023 - May 1, 2042	\$17,218,000
Series 2024, due May 1, 2025 - May 1, 2034	\$7,900,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Lakes by the Bay South Community Development District
Miami-Dade County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Lakes by the Bay South Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 26, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 26, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Lakes by the Bay South Community Development District
Miami-Dade County, Florida

We have examined Lakes by the Bay South Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Lakes by the Bay South Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 26, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Lakes by the Bay South Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Lakes by the Bay South Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 26, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 26, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Lakes by the Bay South Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Lakes by the Bay South Community Development District, Miami-Dade County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 26, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

Restoration Planting and Monitoring Plan

Lakes by the Bay South Commons
SFWMD ERP No. 13-01828-P

Revised March 12, 2026
February 9, 2026

Prepared for:

Lakes By the Bay South CDD
c/o Angel Camacho, Alvarex Engineers
8935 NW 35 Land, Suite 101
Doral, FL 33172

Prepared by:



1005 NE 125 Street, Suite 101
North Miami, Florida 33161
TEL: (305) 502-1954
www.davis-environmental.com

Project Overview & Purpose

An inspection of the Lakes by the Bay South project site was conducted by the South Florida Water Management District (SFWMD) on February 11, 2025, in coordination with representatives from the Lakes by the Bay South Community Development District. A subsequent review of District files determined that the project is not currently in compliance with specific conditions of the existing Environmental Resource Permit 13-01828-P (ERP).

The inspection identified deficiencies related to the long-term protection and maintenance of the upland buffer zones and revealed that portions of the 25-foot upland buffer contained overgrown invasive vegetation requiring maintenance. Special Condition No. 21 of the ERP requires that upland buffer zones be maintained in perpetuity. Following the removal of invasive species, SFWMD is requiring the installation of native vegetation within the buffer zone pursuant to the approved mitigation plan associated with ERP Application No. 030429-2.

This planting plan has been developed to support compliance with ERP requirements by restoring native vegetation within the affected upland buffer zones, enhancing ecological function, and ensuring long-term protection of adjacent wetland resources.

This plan revision is based on comments received from the SFWMD on 3-10-2026.

Planting Plan

The vegetated buffer between the development and the preserve area covers 6.58 acres. It is 25 feet wide in most areas and runs approximately 2 miles in length. The original permit specified the planting of approximately 518 trees and 10,358 shrubs. Over the past 22 years, many changes have occurred in the buffer zone since the original planting, due to natural or human-made influences. To offset these changes, the following planting plan will supplement areas of low coverage (0-10%) as identified by Davis Environmental Solutions (DES) vegetation survey dated December 12, 2025 (**Figure 1: Vegetation Coverage Areas with 0-10% Cover**). A total of 3,286 linear feet of the buffer zone was identified as having low coverage (0-10%). Some plant species were selected from the originally submitted Monitoring and Management Plan dated April 29, 2003, and additional species were proposed to achieve enhanced native plant coverage. The number of plants for the shrub and grass county was determined based on the 3,286 linear feet of low-coverage buffer zone. For trees, the SFWMD has requested that the density of planting be increased from one every 20 feet to one every 10 feet. To determine this density, we are basing it on the linear distance of the actual planting area, which is 1603 feet. For shrubs, we are using the total low density area of 3286 feet.

Tree Planting Calculations:

1603 feet / 1 plant per 10 feet equals 161 Trees

Shrub Planting Calculations:

Shrubs to be planted every 5 feet between trees.

3286 feet / 1 Shrub per 5 feet equals 658 shrubs/grasses

For plant numbers and species, see **Table 1: Planted Species within Upland Buffer**.

While the planting numbers are based on the areas with 0-10 percent cover, the overall condition of different sections of the buffer varies greatly. The areas along the northeast and west are generally well-maintained, especially adjacent to the lakes. The areas along the southeastern and southern boundaries of the development bordering adjacent wetlands are not as well-maintained. These areas showed the greatest impact from untreated invasive exotic vegetation over time. Because of this, we propose to concentrate all planting in areas adjacent to the surrounding wetlands, where native vegetative cover will provide the greatest benefit in limiting aggressive exotic regrowth. See **Figure 2: Planting Area**.

The planting configuration will be staggered. See Figure 3: Representative Planting Configuration



Figure 1: Vegetation Coverage Areas with 0-10% Cover



Figure 2: Low Coverage Areas to be Planted

Table 1: Planted Species within Upland Buffer

Common Name	Scientific Name	Qty	Plant Size (Typical)	Spacing (on-center)
Trees				
Buttonwood	<i>Conocarpus erectus</i>	58	7 gallon	10ft
Cabbage palm	<i>Sabal palmetto</i>	13	7 gallon	10ft
Paurotis palm	<i>Acoelorrhaphe wrightii</i>	0	7 gallon	10ft
Red bay	<i>Persea palustris</i>	15	7 gallon	10ft
Pond apple	<i>Annona glabra</i>	0	7 gallon	10ft
Thatch Palm	<i>Thrinax radiata</i>	5	7 gallon	10ft
Wild tamarind	<i>Lysiloma latisiliquum</i>	70	7 gallon	10ft
Tree Subtotal = 161				
Shrubs / Ferns / Grasses				
Myrsine	<i>Myrsine cubana</i>	78	1 gallon	5ft
Cocoplum	<i>Chrysobalanus icaco</i>	100	1 gallon	5ft
Wax Myrtle	<i>Morella cenrifera</i>	80	1 gallon	5ft
Sand Cordgrass	<i>Spartina bakeri</i>	200	1 gallon	5ft
Fakahatchee grass	<i>Tripsacum floridanum</i>	200	1 gallon	5ft
Shrubs / Grasses Subtotal = 658				

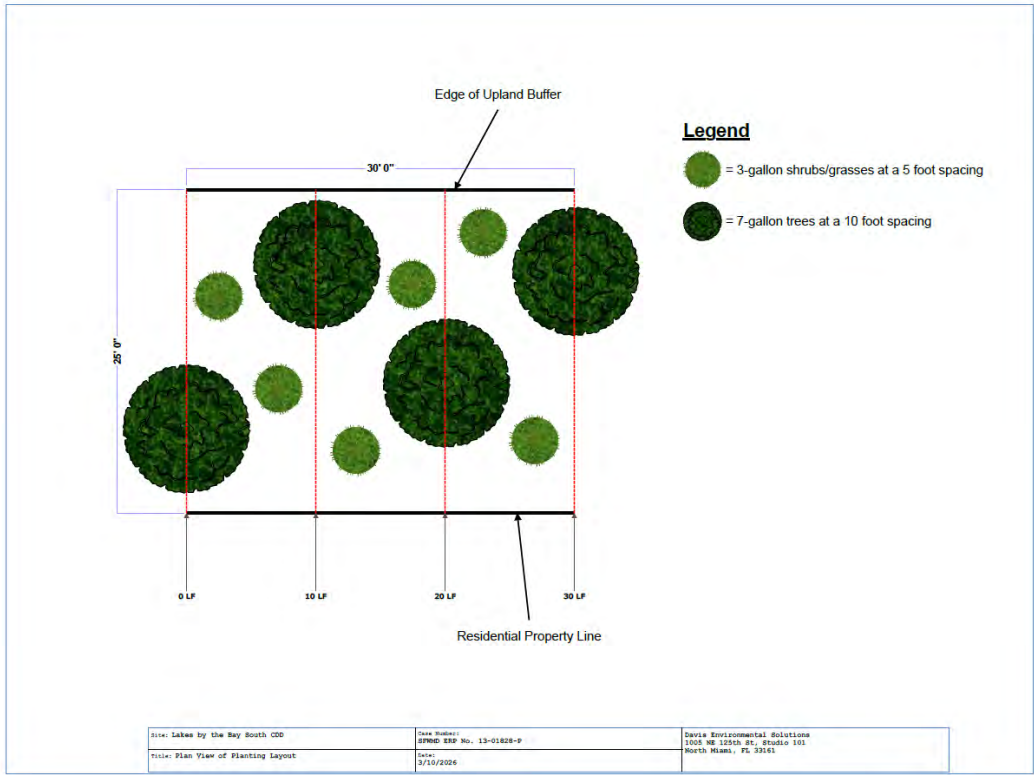


Figure 3: Representative Planting Configuration

Plant Maintenance

Watering shall be provided regularly and as needed during the plant establishment period to ensure survival and promote plant development. The plants will be watered at least three times a week during the first two months after planting, and twice a week during the next two months. Watering will be applied at the base of each plant to encourage deep root growth. The frequency of watering can be reduced based on weather conditions and as plants become established in the 25-foot buffer zone.

Mulch will be applied around all planted material in the upland buffer. The benefits of mulching include conserving moisture, moderating soil temperature, suppressing weed competition, and reducing soil erosion. Organic materials shall be used for mulching, such as shredded hardwood bark, pine needles, or wood chips. The mulch shall be two to three inches deep and kept a few inches away from plant trunks to prevent bark deterioration from moisture buildup. Mulch coverage and depth are to be inspected periodically and replenished as needed during the establishment period.

Exotic Species Maintenance

Pursuant to Special Condition No.21 of the ERP, the planting area will be maintained free of exotics in perpetuity. The exotics will be treated by a licensed herbicide applicator occurring quarterly for the first year and semi-annually for the following two (2) years. Treatments will be as needed after year three. At no time shall exotics exceed 5% coverage. In Florida, anyone supervising or using restricted-use pesticides must be a licensed applicator through the Florida Department of Agriculture & Consumer Services (FDACS). A licensed FDACS herbicide applicator will

supervise and treat the invasive/exotic trees. In the initial effort of exotic removal and treatment, standing exotic vegetation will be cut to a low stump or treated with a foliar spray.

Performance Standards

Performance measures for the proposed restoration should be based on the exotic control, maintenance, and survivability of the planted material. The goal is to re-establish the native community within the impacted areas. The success criteria are as follows:

- At least 80% survival of the trees and shrubs planted throughout the monitoring period and showing signs of normal growth based on standard growth parameters such as height and base diameter, or canopy circumference.
- Additional vegetation will be planted if 80% survival of the trees and shrubs are not achieved within one year of planting.
- Exotic vegetation cover will not exceed 5%.
- The above criteria are to be achieved by the end of the 2-year monitoring period following initial planting and will remain in compliance through the 3-year monitoring period. All Mitigation Areas will be regularly maintained during monitoring events by removing and treating exotic invasive vegetation, if necessary.
- Over time, as tree coverage increases, grass and shrub coverage may decrease naturally due to light limitation.

If the survivability requirement within the planted areas has not been met by the end of the two-year period, a supplemental planting program or other remedial measures will be discussed with SFWMD to determine how to meet the success criteria or offset any functional loss at the site.

Monitoring Requirements

Monitoring reports will be prepared by a qualified biologist with experience in wetland restoration projects. The monitoring reports will be submitted semi-annually for the first year, annually for the next two years, totaling five (5) reports over the three years. The 3-year monitoring period shall commence from the date of the Time-Zero Monitoring Report. The first semi-annual monitoring report will be submitted to DERM within six (6) months from the date of the Time-Zero Monitoring Report. See **Table 2: Monitoring Schedule** for the proposed restoration project. All reports will be submitted to SFWMD one month after the corresponding monitoring event.

Table 2: Monitoring Schedule

Monitoring Event	Monitoring Timeline
Time-Zero	Time Zero will occur 1-5 days after the vegetative buffer has been planted
Year 1: Semi-Annual 1	1 st semi-annual event will occur 6 months after the Time Zero event
Year 1: Semi-Annual 2	2 nd semi-annual event will occur 12 months after the Time Zero event
Year 2: Annual	Year 2 annual event will occur 24 months after the Time Zero event
Year 3: Annual	Year 3 annual event will occur 36 months after the Time Zero event

Monitoring Report Contents

Following the completion of the planting, the Time Zero monitoring and assessment will be reported to SFWMD. The monitoring reports will include the Time Zero conditions, current conditions of the restoration and survival of plants, five 3-meter by 3-meter monitoring plots, and photo documentation of plots and the overall site. All monitoring reports will include the following information:

- Project Name, Location, and File Number
- Identify the monitoring event and date of the monitoring event
- Percent survival of the planted material per plot, including plantings, recruitment, and regeneration of impacted buffer zone areas
- Percent cover by exotic vegetation
- Description of any maintenance activities conducted for the control of exotic plants
- Recruitment, growth, and coverage within the planted areas of the buffer zone
- Photographic logs of each monitoring plot and representative photographs of the site

Time- Zero Monitoring Objectives

The objectives for the Time-Zero (baseline) monitoring of the buffer zone restoration areas are to:

1. Document the planting event to include dates, numbers of plants, species, quantities, and overall health and size. Planted trees within the plots will be tagged for easy identification during future monitoring.
2. Establish photo stations, monitoring plots, and a reproducible technique.
3. Document monitoring methods and overall site conditions to incorporate them into a Time-Zero report for comparison to the Baseline conditions and future monitoring events, and to track the vegetation growth within the restoration area.

Adaptive Management

If unforeseen changes in site conditions occur during the monitoring period or the planting fails to meet the performance standards, the permittee will implement an adaptive management strategy. If, after three years, the native vegetation cover requirement is not met, survivorship remains a problem and additional planting is required, or if the presence of invasives continuously exceeds 5% cover within the buffer area between maintenance events, additional measures will be taken. These may include more frequent exotic maintenance, a supplemental planting program with different plants or maintenance requirements, and other remedial measures, to be discussed with the regulatory agencies to determine the best plan to meet the project's established success criteria.



February 23, 2026

Lakes By The Bay South CDD
 c/o Angel Camacho, Alvarex Engineers
 8935 NW 35 Land, Suite 101
 Doral, FL 33172

Re: Proposal for Monitoring and Maintenance Associated with the “Restoration Planting and Monitoring Plan” dated February 9, 2026, and created by Davis Environmental Solutions.

Dear Mr. Camacho,

Davis Environmental Solutions, LLC (“DES”) is pleased to provide Lakes by the Bay South CDD (“Client”) with this proposal to perform environmental services outlined in the recently provided “Restoration Planting and Monitoring Plan” (“Plan”) prepared by DES in relation to the South Florida Water Management District Notice of Noncompliance with ERP Permit No. 13-01828-P. Our scope of services and corresponding fees are described below. Planting is not included in this proposal, but we can add that service if desired.

SCOPE OF SERVICES

TASK 1- Monitoring of Planting

DES biologists will conduct a total of five monitoring events over three years to complete the monitoring requirements outlined in the Plan. Reporting of the monitoring results will include a time-zero along with semi-annually for the first year and annually for the next two years following the proposed schedule outlined below. The data and information from the time-zero monitoring event will be submitted to SFWMD within 30-days following the planting event. All other reports will be submitted to SFWMD within 30-days following the monitoring event. The following data will be documented during monitoring:

Project Location, Monitoring Event, and Dates

Photo: Photographic logs of each monitoring plot and representative photographs of the site

Survivorship: Percent survival of the planted material per plot, including plantings, recruitment, and regeneration of impacted buffer zone areas

Exotic Vegetation: Percent cover by exotic vegetation and description of any maintenance activities conducted for the control of exotic plants

Health: Document overall tree health

General Observations: Recruitment, growth, and coverage within the planted areas of the buffer zone

Monitoring Event	Description	Report Submittal	Fee
Time-Zero	Time Zero will occur 1-5 days after the vegetative buffer has been planted	One Month after planting event	\$1,500.00
Year 1: Semi-Annual 1	1 st semi-annual event will occur 6 months after the Time Zero event	One Month after monitoring event	\$1200.00
Year 1: Semi-Annual 2	2 nd semi-annual event will occur 12 months after the Time Zero event	One Month after monitoring event	\$1200.00
Year 2: Annual	Year 2 annual event will occur 24 months after the Time Zero event	One Month after monitoring event	\$1200.00
Year 3: Annual	Year 3 annual event will occur 36 months after the Time Zero event	One Month after monitoring event	\$1200.00
TASK 2 LUMP SUM FEE			\$6,300.00

TASK 2- Exotic Species Maintenance

DES will remove/treat exotic vegetation within the upland buffer. Pursuant to Special Condition No.21 of the ERP, the planting area will be maintained free of exotics in perpetuity. The exotics will be treated by a licensed herbicide applicator occurring quarterly for the first year and semi-annually for the following two (2) years. Treatments will be as needed after year three. At no time shall exotics exceed 5% coverage. Invasive/exotic plants are highly aggressive plants that spread and quickly rebound from cutting. To effectively remove these plants, an appropriate herbicide must be applied following cutting.

In the state of Florida, anyone supervising or using restricted use pesticides must be a licensed applicator through the Florida Department of Agriculture & Consumer Services (FDACS). A licensed FDACS herbicide applicator will supervise and treat the invasive/exotic trees. Appropriate herbicides can be used effectively and safely under the care of a certified applicator. The minimal and correct use of herbicides on the invasive/exotic species on the property is safe for people and the surrounding environment. See the schedule below for the proposed events.

Maintenance Event	Description	Fee
Year 1: Quarterly 1	To be completed 3 months after Time-Zero Monitoring	\$3,000.00
Year 1: Quarterly 2	To be completed with Year 1: Semi-Annual 1	\$3,000.00
Year 1: Quarterly 3	To be completed 3 months after Year 1: Semi-Annual 1	\$3,000.00
Year 1: Quarterly 4	To be completed with Year 1: Semi-Annual 2	\$3,000.00
Year 2: Semi-annual 1	To be completed 6 months before Year 2: Annual	\$3,000.00
Year 2: Semi-annual 2	To be completed with Year 2: Annual	\$3,000.00
Year 3: Semi-annual 1	To be completed 6 months before Year 3: Annual	\$3,000.00
Year 3: Semi-annual 2	To be completed with Year 3: Annual	\$3,000.00
TASK 3 LUMP SUM FEE		\$24,000.00

FEES

We propose completing the work described in the Scope of Services for the lump sum fee (expenses included) of \$30,300.00. Fees will be invoiced per the following payment schedule:

STIPULATIONS

- Client is responsible for providing safe access to the site. Should a cancellation for access occur through no fault of Davis Environmental Solutions, we must still account for time and material for mobilization and man-hour costs associated with the effort for each cancelled survey.
- Davis Environmental Solutions assumes that all application, permit, and review fees will be paid directly by the Client. Davis Environmental Solutions has not included any such fees in this price proposal.
- This proposal does not include time for the preparation of landscape architect/professional engineering services.
- Lump sum fees include all expenses and travel associated with the surveys.
- This proposal is valid for ninety (90) days.

- Any significant modifications to the project scope requested of Davis Environmental Solutions may require additional compensation. Any additional work requested of Davis Environmental Solutions outside the scope of services will be billed at the hourly rates listed in the attached fee schedule.

I appreciate the opportunity to present our services to you. Please signify your acceptance of this proposal, including Attachment "A" General Terms and Conditions, by signing below and returning a signed copy. If you have any questions regarding this proposal, please feel free to contact me at 305-332-5913 or by email at Matt@davis-environmental.com.

Sincerely,



Matt Davis
Vice-President

This is to acknowledge acceptance of the terms specified in this letter.

Accepted by: Lakes By The Bay South CDD, Client

By: _____ Date: _____

Sign: _____ Title: _____



April 15, 2026

Lakes By The Bay South CDD
 c/o Angel Camacho, Alvarex Engineers
 8935 NW 35 Land, Suite 101
 Doral, FL 33172

Re: Proposal for Planting Consistent with the "Restoration Planting and Monitoring Plan" dated March 12, 2026, and created by Davis Environmental Solutions.

Dear Mr. Camacho,

Davis Environmental Solutions, LLC ("DES") is pleased to provide Lakes by the Bay South CDD ("Client") with this proposal to perform environmental services outlined in the recently provided "Restoration Planting and Monitoring Plan" ("Plan") prepared by DES in relation to the South Florida Water Management District (SFWMD) Notice of Noncompliance with ERP Permit No. 13-01828-P. Our scope of services and corresponding fees are described below.

SCOPE OF SERVICES

TASK 1- Planting Plan

This proposal is based on the proposed planting plan, and any changes required by the SFWMD may result in a change to the pricing. DES will conduct a planting event to complete the requirements outlined in the Plan. Planting will occur within identified low coverage (0-10%) areas within the vegetated buffer between the development and the preserve area. The number of trees and shrubs/ferns/grasses was calculated according to SFWMD guidelines and based on the calculated linear feet of low coverage buffer zone outlined in the plan. The plan includes the planting of 161 trees and 658 shrubs/grasses. Planting will include the placement of mulch around the plants to help retain water and reduce weed encroachment. The planting scope includes plant material, mulch, delivery to the site, and labor for the planting and mulch placement (12 pallets) to mulch around each plant.

Table 1: Planted Species within Upland Buffer

Common Name	Scientific Name	Qty	Plant Size (Typical)	Spacing (on-center)
Trees				
Buttonwood	<i>Conocarpus erectus</i>	58	7 gallon	10ft
Cabbage palm	<i>Sabal palmetto</i>	13	7 gallon	10ft
Paurotis palm	<i>Acoelorrhaphe wrightii</i>	0	7 gallon	10ft
Red bay	<i>Persea palustris</i>	15	7 gallon	10ft
Pond apple	<i>Annona glabra</i>	0	7 gallon	10ft
Thatch Palm	<i>Thrinax radiata</i>	5	7 gallon	10ft
Wild tamarind	<i>Lysiloma latisiliquum</i>	70	7 gallon	10ft
Tree Subtotal = 161				
Shrubs / Ferns / Grasses				
Myrsine	<i>Myrsine cubana</i>	78	1 gallon	5ft
Cocoplum	<i>Chrysobalanus icaco</i>	100	1 gallon	5ft
Wax Myrtle	<i>Morella cenrifera</i>	80	1 gallon	5ft
Sand Cordgrass	<i>Spartina bakeri</i>	200	1 gallon	5ft
Fakahatchee grass	<i>Tripsacum floridanum</i>	200	1 gallon	5ft
Shrubs / Grasses Subtotal = 658				



Figure 1: Low Coverage Areas to be Planted

TASK 1 LUMP SUM FEE: \$43,644.00

FEES

We propose to complete the work described in the Scope of Services for a lump-sum fee (expenses included) of \$43,644.00. 50% is due upon acceptance of the proposal. The final 50% is due upon completion of the planting. If planting is staggered due to plant availability, the final 50% will be billed based on the pro-rated amount installed.

STIPULATIONS

- Client is responsible for providing safe access to the site. Should a cancellation for access or regulatory issue occur through no fault of Davis Environmental Solutions, we must still account for time and material for mobilization and man-hour costs associated with the effort for each canceled mobilization.
- Plant species may change based on availability and approval by the SFWMD.
- Davis Environmental Solutions assumes that all application, permit, and review fees will be paid directly by the Client. Davis Environmental Solutions has not included any such fees in this price proposal.
- This proposal does not include time for the preparation of landscape architect/professional engineering services.
- Lump sum fees include all expenses and travel associated with the work.
- No plant warranty is provided by DES. The plants will be in healthy condition when installed.
- This proposal is valid for ninety (90) days.
- Any significant modifications to the project scope requested of Davis Environmental Solutions may require additional compensation. Any additional work requested of Davis Environmental Solutions outside the scope of services will be billed at the hourly rates listed in the attached fee schedule.
- The proposal is based on the plan as submitted to the SFWMD. As of today, that plan has not been approved. Any changes to the plan will affect this proposal.

I appreciate the opportunity to present our services to you. Please signify your acceptance of this proposal, including Attachment "A" General Terms and Conditions, by signing below and returning a signed copy. If you have any

questions regarding this proposal, please feel free to contact me at 305-332-5913 or by email at Matt@davis-environmental.com.

Sincerely,



Matt Davis
Vice-President

This is to acknowledge acceptance of the terms specified in this letter.

Accepted by: Lakes By The Bay South CDD, Client

By: _____ Date: _____

Sign: _____ Title: _____



SALES | FLOORING | MAINTENANCE | REPAIRS

The Fitness Solution, Inc.

PO Box 260363, Pembroke Pines, FL 33026 | Office: 954-505-4178 | Fax: 954-450-9661
www.TheFloridaFitnessSolution.com info@TheFloridaFitnessSolution.com

PREVENTATIVE MAINTENANCE AGREEMENT

THIS AGREEMENT, made this 19th day of September, 2025 is between **The Fitness Solution, Inc.** (Servicer), located at 10028 NW 53rd St. Sunrise FL 33351, and **Isles at Bayshore** (Customer), located at 5385 N. Nob Hill Road Sunrise, FL 33351.

Term- This Agreement shall be for a term of one (1) year, commencing on January 1st 2026. Either party may terminate this Agreement, with or without cause, upon thirty (30) days written notice. Annual renewal is automatic, unless notification is provided in writing 30 days prior to the end of term.

Maintenance- Each regularly scheduled preventative maintenance (PM) visit will include all covered equipment being inspected, thoroughly cleaned on the interior and exterior, and lubricated and adjusted in accordance with manufacturer's specifications (the cost of materials used for standard maintenance is included in the maintenance fees). Additionally, any necessary repairs will be identified, and an estimate provided to Customer for such repair work (such repair work will only be performed upon Customer approval). Please see Exhibit A for detailed description of services.

Repairs- Calls received for repairs, secondary to the PM service, will be responded to within two business days. Service calls are billed at a rate of \$200.00 for the first hour, and \$55.00 per hour thereafter. Servicer will use Original Equipment Manufacturer (OEM) parts when available, if not available servicer will use parts that meet the manufacturer's original equipment standards. Customer cost for parts shall be manufacturer suggested retail prices.

Warranty- All service performed by Servicer shall be warranted for ninety (90) days from the service date, and will also cover the specific parts and repairs written on

the service invoice. Parts and/or labor covered under the manufacturers original warranty will be provided under that warranty.

Payment Terms- Payment is due within 60 days of services being rendered. A service order will be left at the facility when Servicer completes work and an invoice will be emailed to the Customer. Servicer only accepts official checks.

Insurance, Disclaimer, Indemnification- Each party represents to the other that it has all legally required insurance for its employees, equipment, and operations. It is understood and agreed that this is a service agreement only, and Servicer, its owners, directors, officers, employees, and agents, shall have no liability arising out of, or in connection with, the use by any person of the equipment serviced hereunder, or the condition, or use by any person, of the premises in which said equipment is located. In connection therewith, Customer agrees to indemnify and hold Servicer, its owners, directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, loss, cost, damages, liabilities, and expenses, including attorney's fees (outside of litigation, in litigation, and for any appeals), arising out of, or in connection with, the condition or use by any person of the equipment and/or the premises in which said equipment is located.

Governing Law- This Agreement has been executed in and shall be governed by the laws of the State of Florida.

Binding Agreement- This Agreement shall be binding on the parties, their legal representatives, successors, assigns and heirs.

Prevailing Party- If litigation arises under this Agreement, the prevailing party thereto may collect all attorneys' fees and costs of litigation from any and all of the other parties to said litigation, including all attorneys' and costs of appeals, if any.

Entire Agreement- This Agreement contains the entire understanding of the parties. It may not be changed orally, but only by an Agreement in writing signed by the party against whom enforcement of any waiver, change, modification, extension or discharge is sought.

Severability- If any provision of this Agreement is held to be invalid or unenforceable, all other provisions shall nevertheless continue in full force and effect. In the event any provision of this Agreement is breached or violated in any part, the remaining provisions and covenants shall continue to be in full force and effect.

Preventative Maintenance Pricing-

12 - Monthly visits at \$215.00 \$2,580.00

Tax Exempt \$0.00

Total Annual Cost **\$2,580.00**

IN WITNESS THEREOF, the parties have executed this Agreement on the _____ day of _____, 20____.

Customer: Isles at Bayshore

Servicer: The Fitness Solution, Inc.

By: _____

By: _____

(Signature)

Joseph Mosca, President

(Print Name & Title)

Exhibit A:

The following is a schedule of [Preventive Maintenance Services](#) that are recommended by manufacturers to:

EXTEND THE LONGEVITY OF YOUR EQUIPMENT • SLOW DEPRECIATION OF ASSETS
 MINIMIZE DOWNTIME • ENSURE CUSTOMER SATISFACTION
 DECREASE CUSTOMER LIABILITY

Steppers	Treadmills	Spin Bikes
<ul style="list-style-type: none"> • Troubleshoot for errors • Clean and lubricate chains • Check springs and chain for weaknesses • Clean drive assembly, chains and springs • Lubricate drive chain and hub assembly • Check alternator brushes • Inspect power supply, keypads and wiring 	<ul style="list-style-type: none"> • Troubleshoot for errors and calibrate machine • Vacuum under hoods • Inspect deck and belts for wear and tear • Check motor brushes • Adjust running belt • Check amp draw • Clean exterior of machine • Inspect drive motor and roller bearings • Lubricate lift motor and lift rack assembly 	<ul style="list-style-type: none"> • Troubleshoot for errors • Inspect chains for link damage • Lubricate seat posts, handlebars and pop-pins • Adjust and clean brake pads • Check and adjust crank assembly, pedals and bearings • Clean exterior
Elliptical Trainers	Single Station Trainers	Free Weights
<ul style="list-style-type: none"> • Troubleshoot for errors and calibrate machine • Inspect for fluency of motion and proper resistance • Check & adjust main drive unit • Tighten crank arms • Inspect and lubricate pedal arms, lift assembly, bearings, tracks and shoes • Clean exterior of machine 	<ul style="list-style-type: none"> • Check for proper operation and wear problems • Clean and lubricate guide rods, selector rods and seat posts • Inspect frame and slide mechanisms • Inspect pulleys, weight selectors mechanisms and cables • Cable repair included • Inspect upholstered pads 	<ul style="list-style-type: none"> • Tighten Dumbbells/barbells • Inspect for weakness • Check all weight benches for wear

AGREEMENT

Office of the Supervisor of Elections and Owner/Designee, **Isles at Bayshore Clubhouse**, located at **21864 SW 93 Path, Cutler Bay, FL 33190**, agree to the following:

Owner's Obligation

Owner and/or his/her assignees, heirs or successors will permit Office of the Supervisor of Elections to use approximately **667**. square feet of space in the **Isles at Bayshore Clubhouse** (the "Property") located at **21864 SW 93 Path, Cutler Bay, FL 33190**, for any federal, state, county, municipal or district election.

Office of the Supervisor of Elections Obligation

The Office of the Supervisor of Elections does hereby agree to indemnify and hold harmless, from any and all personal injury or property damage claims, liabilities, losses, and causes of action which may arise solely as a result of election operations conducted on the Property. This agreement is subject to the provisions of Section 768.28 Florida Statutes, such that the Office of the Supervisor of Elections shall not be held liable to pay a personal injury or property damage claim or judgment by any one person which exceeds the sum of \$200,000, or any claim or judgments or portions thereof, which, when totaled with all other occurrence, exceeds the sum of \$300,000 from any and all personal injury or property damage claims, liabilities, losses and causes of action which may arise solely as a result of election operations conducted on the Property. However, nothing herein shall be deemed to indemnify Owner from any liability or claim arising out of the negligent performance or failure of performance of the Owner or any unrelated third party.


Termination or Modification of Agreement

This agreement may be terminated by either party, after discussion with the other, by providing 45 days prior written notice. This agreement may be modified, in writing, by mutual agreement of the parties.

Accepted and Approved By:

By: 

Alina Garcia, Supervisor of Elections



Date

By: _____
Signature: Property Owner/Designee

Date

Type or Print Name

Isles at Bayshore Clubhouse
21864 SW 93 Path, Cutler Bay, FL 33190

cc: Baunie McConnell, Director of Miami-Dade County Risk Management Division,
People and Internal Operations Department

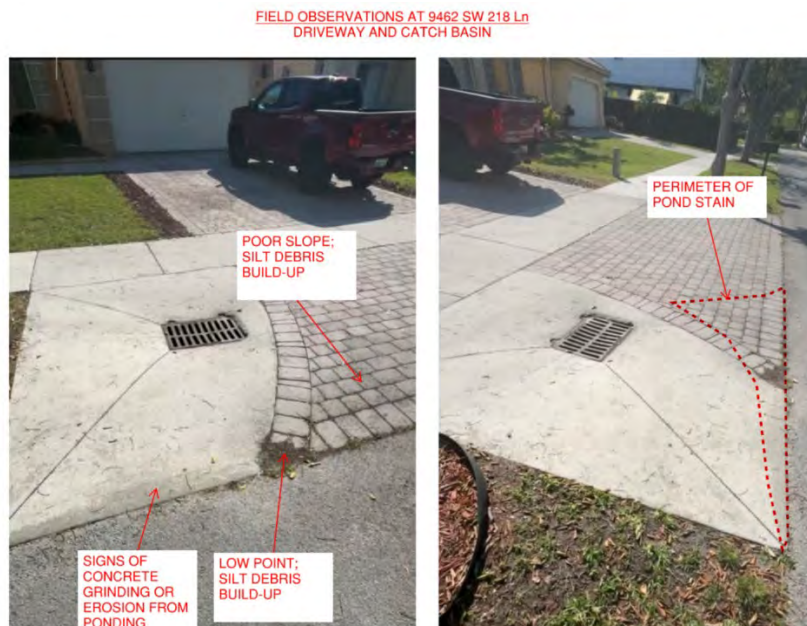
From: Alejandro Aleman <aleman@garnetbuild.us>
Sent: Wednesday, April 1, 2026 6:50 AM
To: Juliana Duque <jduque@gmssf.com>; Angel Camacho <angel.camacho@alvarezeng.com>
Cc: Jesus Lorenzo <JLorenzo@gmssf.com>
Subject: Re: Communication on drain repairs in the Breakers- Lakes by the Bay South

Good morning, Juliana and Angel:

Regarding the reported ponding at the 9462 SW 218 Ln residence driveway;

1. The driveway will need slope correction, as it has sagged at the corner adjacent to the drain basin. We can lift and reset the pavers at a corrected slope around the collapsed area.
2. The drain basin shows premature signs of lifting from the adjacent tree, about a 1/2" has lifted, and is therefore within the allowable tolerance of surface drainage. The concrete apron also appears to have been grinded down at the flow line. Although unnecessary, it can be demolished and reconstructed to eliminate all shallow ponding.

If you wish, we can provide separate repair quotes for the two items.
Thank you for the opportunity.



Cordially,

Alejandro Aleman, PE, CGC, CUC
President



PE 99139 | CGC 1534216 | CUC 1226189
(305) 491-4028 | Aleman@GarnetBuild.us
1430 S. Dixie Hwy Ste.105 Coral Gables, FL, 33146

From: Alejandro Aleman <AAleman@AlvarezEng.com>
Sent: Friday, March 20, 2026 4:17 PM
To: Alejandro Aleman <aleman@garnetbuild.us>
Subject: Fw: Communication on drain repairs in the Breakers- Lakes by the Bay South

Additional location at LBTBS

From: Juliana Duque <jduque@gmssf.com>
Sent: Wednesday, March 18, 2026 6:04 PM
To: Angel Camacho <Angel.Camacho@AlvarezEng.com>; Alejandro Aleman <AAleman@AlvarezEng.com>
Cc: Jesus Lorenzo <JLorenzo@gmssf.com>
Subject: FW: Communication on drain repairs in the Breakers- Lakes by the Bay South

Good afternoon, Angel, and Alex,
I hope this email finds you well.

Please see the emails below. Could you let me know if there is anything related to the drainage system that may need to be addressed for the property located at 9462 SW 218 Lane? I am unsure whether the issue is due to the drain itself being set too high and, if so, whether this is scheduled to be corrected as part of the project, or if the issue is with the roadway. I will try to visit the area and inspect it as well. As you can see, the drainage structure appears to be directly in front of his property, and we are repairing that one.

Thank you.



Board members should not "reply to all" to maintain compliance with the Sunshine Laws.

Regards,

Juliana Duque
GMS-SF
Governmental Management Services – South Florida, LLC.
5385 N. Nob Hill Road
Sunrise, FL. 33351
Tel: (954)721-8681
Direct: (786)344-9352
E-mail: jduque@gmssf.com



From: ORLANDO LEON <oleon64@bellsouth.net>
Sent: Wednesday, March 18, 2026 4:33 PM
To: Juliana Duque <jduque@gmssf.com>
Cc: Jesus Lorenzo <JLorenzo@gmssf.com>; Michele Marquez <michele.marquez@fsresidential.com>
Subject: Re: Communication on drain repairs in the Breakers

The drain is higher than the road so the water flows in the opposite direction.

On Mar 18, 2026, at 2:21 PM, Juliana Duque <jduque@gmssf.com> wrote:

Good afternoon, Orlando,
I hope you are doing well.

To better understand your concern, are you saying that the drain itself is not draining, or that an uneven floor is preventing the water from flowing toward the structure? Additionally, since it has been raining lately, could you please provide us with a picture?

Thank you.

Board members should not "reply to all" to maintain compliance with the Sunshine Laws.

Regards,

Juliana Duque
GMS-SF
Governmental Management Services – South Florida, LLC.
5385 N. Nob Hill Road
Sunrise, FL. 33351
Tel: (954)721-8681
Direct: (786)344-9352

E-mail: jduque@gmssf.com

<image001.png>

From: ORLANDO LEON <oleon64@bellsouth.net>

Sent: Wednesday, March 18, 2026 1:49 PM

To: Jesus Lorenzo <JLorenzo@gmssf.com>

Cc: Michele Marquez <michele.marquez@fsresidential.com>; Juliana Duque <jduque@gmssf.com>

Subject: Re: Communication on drain repairs in the Breakers

Who does this need to be forwarded to?

Orlando

Sent from my iPhone

On Mar 18, 2026, at 1:04 PM, Jesus Lorenzo <JLorenzo@gmssf.com> wrote:

Hello Michele,

I hope this email finds you well. Please be advised that the District does not own nor maintain the street or swale, solely the storm drain system.

Respectfully,

Jesus Lorenzo

Governmental Management Services

Phone: (954) 721-8681 Ext. 223

jlorenzo@gmssf.com

"Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws"

From: Michele Marquez <Michele.Marquez@fsresidential.com>

Sent: Tuesday, March 17, 2026 1:54 PM

To: Jesus Lorenzo <JLorenzo@gmssf.com>; ORLANDO LEON <oleon64@bellsouth.net>; Juliana Duque <jduque@gmssf.com>

Subject: RE: Communication on drain repairs in the Breakers

Sounds good, thank you.

[<image001.png>](#)

MICHELE MARQUEZ
LCAM

[<image002.png>](#)

5200 Blue Lagoon Drive Suite #1000 | Miami, FL 33126
Direct 3052184217
24/7 Customer Care 866.378.1099

[<image003.png>](#)

Residents get instant answers with HODA

From: Jesus Lorenzo <JLorenzo@gmssf.com>

Sent: Tuesday, March 17, 2026 1:52 PM

To: Michele Marquez <Michele.Marquez@fsresidential.com>; ORLANDO LEON <oleon64@bellsouth.net>; Juliana Duque <jduque@gmssf.com>

Subject: Re: Communication on drain repairs in the Breakers

Good afternoon, Michele,

Thank you for the information. I have included the District Manager, Juliana to this email. We will review and get back to you as soon as possible.

Respectfully,

Jesus Lorenzo

Governmental Management Services

Phone: (954) 721-8681 Ext. 223

jlorenzo@gmssf.com

“Board members should not “reply to all” in order to maintain compliance with the Sunshine Laws”

From: Michele Marquez <Michele.Marquez@fsresidential.com>

Sent: Tuesday, March 17, 2026 11:58 AM

To: ORLANDO LEON <oleon64@bellsouth.net>

Cc: Jesus Lorenzo <JLorenzo@gmssf.com>

Subject: RE: Communication on drain repairs in the Breakers

Good afternoon,

I have copied the manager for the district in this email for assistance since they maintain the drains.

Kind Regards,

[<image001.png>](#)

MICHELE MARQUEZ
LCAM

[<image002.png>](#)

5200 Blue Lagoon Drive Suite #1000 | Miami, FL 33126
Direct 3052184217
24/7 Customer Care 866.378.1099

[<image003.png>](#)

Residents get instant answers with HODA

From: ORLANDO LEON <oleon64@bellsouth.net>

Sent: Friday, March 13, 2026 5:21 PM

To: Michele Marquez <Michele.Marquez@fsresidential.com>

Subject: Re: Communication on drain repairs in the Breakers

Good afternoon, since we are working on the drains.
The drain in front of my house does not drain after a rain.
Puddle stays in front of driveway for days. Its a nuisance .
Can someone look into this.

Thank you
Orlando Leon
9462 sw 218 lane

[<image004.jpg>](#)

[<image005.jpg>](#)

[<image006.jpg>](#)

From: Alejandro Aleman
Sent: Monday, April 20, 2026 8:14 AM
To: Juliana Duque Jesus Lorenzo Angel Camacho
Subject: Re: PHOTO ATTACHED- Urgent Safety Hazard – Damaged Storm Drain at 9556 SW 222 LN Cutler Bay 33190

Hi Juliana:

Here is a list of locations where we noted damaged concrete tops:

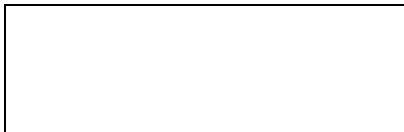
21953 SW 95 PL (Minor Cracks; no tripping hazard yet)
9466 SW 222 LN (Minor Cracks with cracked corner; no hazard yet)
9467 SW 222 LN (Minor Cracks with cracked corner; no hazard yet)
9556 SW 222 LN (Extensive Cracks; existing safety hazard)
9537 SW 222 LN (Minor Cracks; no tripping hazard yet)

It is important to note that although the condition of the additional inlet tops isn't urgent, these signs of failure will likely worsen over time. We will have machinery onsite tomorrow so we can save the district on mobilization costs on these repairs as indicated.

The pictures were not the best as they were taken from a video inspection but they should help identify severity.

Cordially,

Alejandro Aleman, PE, CGC, CUC
President



PE 99139 | CGC 1534216 | CUC 1226189
(305) 491-4028 | Aleman@GarnetBuild.us
1430 S. Dixie Hwy Ste.105 Coral Gables, FL, 33146

Garnet Engineering and Contracting, LLC

1430 S. Dixie Hwy Ste. 105 Coral Gables, FL33146
 D: (305) 491-4028
 E: Aleman@GarnetBuild.us
 CGC 1534216 | PE No. 99139

PROPOSAL

GARNET ENGINEERING AND CONTRACTING, LLC. (Acting as Engineer) agrees to provide services as listed in the scope of services.

For: Lakes by the Bay South CDD
 Phone: (954) 721-8681
 Project address: The Breakers Community - LBTBS CDD
 Zoning Description: N/A

POC: Alejandro (Alex) Aleman, P.E.

Tax Folio: 36-6016-010-0340

Category: Contracting Services

Scope of Services:

1. Protect existing catch basin with filter fabric under grate.
2. Sawcut existing concrete apron along paved perimeter.
3. Demolish concrete apron, exercising caution to not damage inlet top.
4. Remove debris associated with concrete demolition.
5. Perform root pruning (24" deep) of existing roots along perimeter of concrete apron. (Consult with a licensed professional arborist prior to this step at all locations).
6. Use 6"x6" W1.4 wire mesh reinforcement for concrete apron when laying out concrete pour framework.
7. Place root barrier along the vegetative perimeter of the concrete apron, inserting panel 24" deep from grade.
8. Pour 3000 psi (min.) concrete and allow cure time per manufacturer specifications.
9. Barricade around work area to protect concrete apron for 3 days.
10. Remove barricades and clean the work site and surroundings.
11. Remove filter fabric from catch basin top.

Engineering Services as Requested by: Community Development District

Included in Contract Cost:

Scope of work to be performed at 5 locations, including tree evaluations at every location by arborist.

Not Included in Contract Cost:

- Permit Coordination/Fees
- Administrative Fees
- Any miscellaneous fee not listed in "Contract Cost" and/or Scope of Services

Contract Acceptance: \$11,500.00

Due at Final Walk-through: \$11,500.00

Owner Signature: _____

Contract Total: \$23,000.00

Owner Name: _____

Date: _____

Garnet Rep. Signature: _____



CUTLER WAY



SW 227ND LN

SW 93RD AVE

SW 92ND PL

SW 91ST PL

SW 90TH PL

SW 89TH PL

SW 88TH PL

SW 87TH PL

SW 86TH PL

SW 85TH PL

SW 84TH PL

SW 223RD MS

SW 216TH ST

SW 215TH ST

SW 214TH ST

SW 213TH ST

SW 212TH ST

SW 83RD AVE









MONTHLY MANAGEMENT REPORT

ASSOCIATION NAME: Isles at Bayshore Clubhouse

MANAGER NAME: Jennifer Lora

MONTH OF: April 2026

<u>DISTRIBUTION:</u>	<u>TITLE</u>	<u>METHOD</u>
<u>Juliana Duque</u>	<u>District Manager</u>	<u>E</u>
<u>Michele Harris</u>	<u>Chairperson</u>	<u>E</u>
<u>Ana Jo</u>	<u>Vice Chairperson</u>	<u>E</u>
<u>Dorothy Morales</u>	<u>Assistant Secretary</u>	<u>E</u>
<u>Maggie Coon</u>	<u>Assistant Secretary</u>	<u>E</u>
<u>Janine Ferreiro</u>	<u>Regional Director</u>	<u>E</u>

Method of distribution: Fax (F), E-mail (E), Mail (M), Hand Delivered (H)

Social and Event Updates

Crafts distribution for the month of April distribution started the first week of April. April kits are Earth day themed. May's kits will be distributed the last week of March since they are Mother's Day themed to allow parents enough time to collect the kits before the holiday.

On March 28th, we hosted our annual Easter egg hunt. In total 364 members signed up to attend the event. During the event, 6,548 eggs stuffed with candy or Easter themed toys were placed on the south side lawn and attendees enjoyed activities and games with the Recrea Crew. Items being distributed were purchased due to the generosity of Isles at Bayshore Master and FirstService residential.





On Friday, April 17th we hosted a Crazy Bingo Night. Members were treated to an evening of five rounds of bingo. Refreshments and prizes were generously provided by Tony's Lawn.

The agreement between LBTBSCDD and UM to host the parent seminars is still pending.

Upcoming events:

April

Crafts distribution: Week of April 3rd

Bingo Loco (Crazy Bingo night): Friday, April 17th 6-8:30PM (at capacity)

May

Crafts distribution: Week of March 27th

Mother's Day Workshop May 2nd 10AM-12PM (at capacity with 40 members)

Mother's Day Vendors Market (TBD) May 9th 10AM -4PM

June

Crafts distribution: Week of May 29th

Welcome Summer Pool Party: June 6th 1-3PM

Crafts distribution July: week of June 19th (4th of July themed)

Party Rentals:

YTD 2026, we have collected \$3,275.00 in private rental fees.

Clubhouse activity by month 2026:

Month	Meetings	Private parties	Clubhouse events	Classes
January	2	2	4	5
February	4	1	4	4
March	1	4	2	4
April	2	5	3	4
May	1	2	3	4
June	1	1	2	4
July				
August				
September				
October				
November				
December				
YTD Totals	11	15	18	25

Note: Classes include Zumba. Clubhouse events include all clubhouse hosted activities, including monthly crafts club.

II. General items:

A) Ongoing/Completed Projects and Items

- Scheduled services for air conditioning, pest control, pool maintenance, and landscaping continue to be performed on time in accordance with vendor contracts.
- **Collection tank refurbishment:** Work on the second collection has been completed. Enrique (Patagonia Pools) is working on estimates to correct jacuzzi steps and bullnose anti slip.
- **Lighting issues:** We received confirmation from insurance carrier that we will be reimbursed \$29,078.00 from last summer’s second lighting strike incident. Affidavit for proof of loss was signed by Michele and sent back to carrier for payment.
- **Bougainvillea fumigation:** Tony is currently fumigating the bougainvillea for caterpillars. Some of the trees have bounced back and are growing new leaves. The treatment is ongoing and will be monitored by Tony and myself.
- **AC Issues:**
 - **03/23/2026:** The Egret Room AC unit was reported as not cooling. Upon inspection, technicians determined that both the fan and condenser components were non-operational. Due to a scheduled private event the following day, the fan and condenser from the main AC unit were temporarily reassigned to restore cooling in the

Egret Room. The technician returned on 03/24/2026 to replace the components in the main unit. Total cost for replacement: **\$1,186.00**.

- **03/30/2026:** Reported to Airstron that the AC unit in the mechanical room adjacent to the employee restroom was leaking water. Upon inspection, the technician identified a clogged drain line and an exterior drain obstructed by mulch. The lines were cleared, restoring proper drainage. As a preventative measure, the porter was instructed to routinely check and maintain drainage areas to avoid future blockages.
- **04/03/2026:** AC Unit #5 was reported as not cooling properly. Upon inspection, the technician found the unit to be low on refrigerant due to a minor leak in the Schrader core. The core was replaced, and the filter dryer was also replaced as part of the repair. The unit was restored to normal operating condition.
- **Exterior clubhouse area retouches to exterior paint:** The paint on trims in the exterior clubhouse area were pressure washed and paint was retouched. The areas included window sills and frames, cream banding around columns and walls. Work preformed as approved via email by Juliana for Proposals 0535 (\$1087.00) and proposal 0534 (\$977.00) by FCC
- **Exterior guardhouses light pressure clean and paint/maintenance:** Upon property inspection, it was noticed that both guardhouses needed exterior cleaning and paint retouching. Work was completed as approved via email by Juliana for estimate 0543 (\$1,840.00) by FCC.
- **Shed clean out and proper disposal of expired clubhouse interior and exterior paint:** On March 19th we completed in conjunction with FCC a clean out and reorganizing of the clubhouse exterior shed. Items contained inside shed were inventoried and organized.



- **Items to be disposed of and declared excess property are:**
 - One balloon helium tank
 - Lobby blue chair (was replaced)
 - One part of the soft play kids tunnels with broken zipper

- Broken metal frame, fence sample, broken mop bucket and old pool cart



- **Entrance and exit gate concrete median repairs/paint:** Upon property inspection it was noted that the concrete medians in both exit and entry lanes for the east and west gates needed paint touch up and concrete crack/chip repairs. Work is scheduled to be completed week of April 17th by FCC. Estimate was approved via email by Juliana for a total of \$1,924.84.
- **Trash bin exchange:** Request number 26-00114455 was open with Miami Dade County to exchange 4 cracked carts, 1 cart with a missing lid and 4 carts with cracked lids. Expected resolution as per automated web site is 4/24/2026.
- **Poling place designation:** We received an email from the Miami Dade County Elections Department with an agreement to continue to be the designated polling place for Isles at Bayshore residents. Agreement is attached for board's reference and approval.

B) Items to be considered for 2026-2027 fiscal year budget:

- a. Inclusion of guard house window cleaning to current window/pool furniture agreement with Olivo Floors. Cost is an additional \$325.19 per Q.
- b. Request from The Florida Fitness Solution to increase agreement for monthly preventative maintenance from \$190.00 to \$215 a month. Increase is \$25.00 a month.

C) Suggestions received from members/residents: Emails were received from residents/members requesting the following:

- a. Michelle Rump (The Breakers HOA president): Request to review the requirement to present clubhouse access card to utilize the facilities. Ms. Rump also requests that the hours set aside for gym cleaning be moved to before clubhouse opens or after clubhouse closes. Ms. Rump would also like the board to consider adding a vertical knee raise/dip station.
- b. Andrea Lavina (resident from The Courts) would like board to reconsider the placement of the handicap parking spot and ramp. She requests that the parking spot be placed closer to clubhouse entrance.

- c. Melissa Figueroa (resident at the Trellis): Has questions regarding the allocation of funds in the district's budget to the gate security line item and stated that she has seen residents or visitors tampering with the gates. Question regarding budget was directed to Juliana and gates was addressed via email.

- o **Gates and Security Updates**

- o **Gates:**

- o Routine gate service was completed per the maintenance contract. Camera lenses are cleaned every Monday to ensure visibility.
- o A faulty control board was replaced from the west resident entrance lane. Cost for replacement was \$1,958.00.
- o A gearbox for the east visitor's operator was serviced and replaced on 4/08/2026. We are pending to received the invoice from DML. This gearbox was previously changed on 04/22/2024.
- o Letters were sent to individuals that have hit the gates. A total of \$567.50 has been collected as reimbursements from gate hit incidents.

- o **Security Incidents and Actions:**

- o On 04/06/2026, I received an email from a male resident of The Shores 3. His unit is not entitled to access the clubhouse amenities as part of the CDD assessment. It was determined that the resident had been issued an access card in error by a newly onboarded staff member. The resident was notified that the card had been rescinded due to ineligibility and was informed that it had been issued mistakenly. He was also advised that he may obtain access by enrolling in the annual clubhouse membership program.

Following this incident, all front desk staff were retrained, and standard operating procedures (SOPs) for front desk operations were reviewed and reinforced to prevent similar errors in the future.

- o On 3/24 I received an email from a board member of The Shores reporting light posts #46,49 and 52 that were out. He was informed that the posts are FPL responsibility and given information to report them.
- o On 3/12/2026 I received an email from a resident in The Cove reporting debris and furniture that had been placed behind a unit. Information was forwarded to Michele Marquez, Juliana and Jesus. Michele contacted the resident and debris was removed same day.
- o On 4/8/2026 I noticed a unit in the Breakers that had a damaged back yard fence. Fence with location for the unit was reported to Jesus via text. Fence was reported back up but unpainted on 4/13 to Jesus.
- o On 4/17 we received an email from Laydelin Sanchez, manager for The Palms. She was inquiring about the maintenance of an area with mosquitos and frogs, Email was forwarded to Jesus and Juliana and Jesus followed up with her service request.

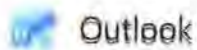
- On April 8, 2026, during the evening hours, a male resident from The Trellis visited the clubhouse to address concerns regarding a drainage issue within his community and a gate damage letter he had received. During this interaction, the resident conducted himself in an aggressive and inappropriate manner, using profanity and making threatening statements toward both staff and management.

The resident issued verbal threats, including statements such as, “Your manager is lucky she was not here or you’d have to drag me out with the police,” and “Make sure you tell your manager that I am not mentally stable,” along with references to weapons.

The front desk staff member on duty documented the incident in a formal report, and a police report was subsequently filed. A suspension letter, enforcing a one-year suspension of clubhouse privileges, was issued and mailed to the resident’s address on April 10, 2026.

On April 9, 2026, an email was received from a female resident at the same address, to whom the vehicle involved in the gate incident is registered, requesting video footage of the incident. The requested footage was provided. The resident later responded requesting a reduction in the assessed charges; however, she was advised that no discount could be granted, as the charges were applied in accordance with the established gate facility rules.

Copies of the incident report, police report, video footage of the resident’s behavior within the clubhouse, issued correspondence, and gate incident recordings are available for Board review.



Message from Miami-Dade County 311: Report 26-00114455

From Miami-Dade County <311update@miamidade.gov>

Date Tue 4/14/2026 3:42 PM

To Jennifer Lora <jennifer.lora@fsresidential.com>

The following is a message from Miami-Dade County's 311 Center:

Request Number: 26-00114455

Request Type: Garbage Service Issue

Location: 21864 SW 93RD PATH, CUTLER BAY, 33190

Request Submitted: 4/14/2026, 3:42 PM

Thank you for your Garbage Service Issue request. Your order 26-00114455 has been sent to the appropriate staff and your request will be completed within the next 10 days. If your request involves a damaged cart, please leave the damaged cart on your swale accessible for the crew. The crew may arrive between 7 am – 5 pm to repair the cart or provide a replacement cart. If your property does not have a swale area, leave the damaged cart on the edge of your property but please do not block the sidewalk or street.

[VIEW YOUR REQUEST](#)

To check the status of your request at any time, or for additional assistance, please use any of the following options and refer to Request Number 26-00114455. Visit the Miami-Dade County 311 [Citizen Portal online](#). Use the Miami-Dade County 311 Direct mobile app for iOS or Android. Email 311@miamidade.gov. Dial 311.

WORK ORDER:

455024

DATE: 03/23/2026

CUSTOMER: Isles at Bayshore Clubhouse (AR#:ISLESATBAY)
STREET: 21864 SW 93rd Path
CITY: Miami, FL 33190
CONTACT: Jennifer Lora

DESCRIPTION: RG: Replace condenser fan motor on unit 5#1908163472) Westside of Club House middle unit
CALL TYPE: QUOTED
TROUBLE REPORTED: A/C-Commercial
WORK PERFORMED: Arrived on site checked in with staff got shown unit that needed to be worked on and tstat. Brought down all material needed took out old fan motor from bracket and took out fan blade , when installing new motor noticed that shaft was not the same size as last ,i was not delivered a fan blade . went to supply shop to pick up correct shaft size fan blade , came back had to run long enough wires through inside of condenser to electrical side and correct all wires and connectors , after all was completed checked operations , rotation , amperage and delta T on unit dropped space temp and verified temp dropped to setpoint all was working correctly cleaned up all work area and checked out with staff GONZALEZ; JORGE E on Mar 23, 2026

PARTS		
QUANTITY	DESCRIPTION	EQUIPMENT
1	Motor 1hp 230/1ph	--
1	Capacitor 15/440 Oval	--
1	Materials	--

LABOR			
DATE	LABOR	TECHNICIAN/DESC	EQUIPMENT
Mar 23, 2026	2.5 (Overtime)	GONZALEZ; JORGE E (Labor)	--
Mar 23, 2026	2 (Regular)	GONZALEZ; JORGE E (Labor)	--

IS JOB COMPLETE? **Yes**

Customer

Name: Kida
Date: 03/23/2026 06:38 PM
Comments:

Employee

Name: JORGE GONZALEZ
Date: 03/23/2026 06:38 PM
Comments:

Email

Jennifer.Lora@fsresidential.com,

Airstron Mechanical

A Service Logic Company

March 23, 2026
Isles at Bayshore Clubhouse
21864 SW 93rd Path
Miami, FL. 33190

Attn: Jennifer Lora Phone: 786-242-5655 Email: Jennifer.Lora@fsresidential.com

Location: Westside of Club House middle unit

Project: Replace condenser fan motor on unit S#1908163472)

- Shut down the unit and lock/tag out service disconnect.
- Remove protective shroud covering motors and fan blades.
- Remove the defective fan motor, fan blade, and dispose of the motor
- Install a new fan motor and with a with existing fan blade and existing fan shrouds
- Start up and verify proper operation of unit.
- Inform customer of any operating problems that are encountered after startup.
- Clean work area of all debris generated from system repairs.
- Prior service calls, code changes or upgrades not included in this proposal
- This work authorization includes necessary labor during normal working hours, hauling, supervision, and startup to complete all work inclusive of this agreement.

WARRANTY: Manufacture to provide (1) year warranty. Airstron to provide a 90 days labor service during normal working

Terms and Conditions:

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. This contract contains the entire agreement between the parties and shall become effective on the date shown below, provided it has been accepted by you and approved by us. Any modifications in this Agreement must be done in writing and executed by all parties.

Note: Our industry suppliers have notified us that prices are on an unprecedented rise. Some suppliers have informed us that prices are subject to change on a biweekly basis until further notice. Understand, will make every effort to anticipate and confirm pricing at the time of our bid date. All proposals accepted after (15) days could be subject to a price adjustment based on current market trends.

- We may withdraw this proposal if not accepted within thirty days.
- Contract payment terms are due upon completion

Total Quoted Project Price \$1,186.00

Net Terms: 30 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

CUSTOMER- Accepted and Approved

Print or type Name

Signature

Title

Date

Airstron Inc. - Submitted by:

Greg Rowe

Representative

Greg Rowe

Signature

Account Manager

Title

March 23, 2026

Date

Customer Signature



TERMS AND CONDITIONS

Terms and Conditions: Purchaser (Debtor) for valuable consideration, the receipt of which is hereby acknowledged, does hereby purchase from and grant a security interest to Seller (Secured Party) pursuant to the Uniform Commercial Code. The undersigned Seller (Secured Party) has been authorized to order the above labor and materials on behalf of the above-named Purchaser (Debtor). The labor and materials described above have been completely and satisfactorily performed and furnished. It is expressly agreed that all of the aforesaid property is to remain personal property, notwithstanding any attachment thereof to real estate, and that title to and ownership of said property and the right of possession in the event of any default shall be and remain in the Seller (Secured Party) until the purchase price is fully paid with interest. THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, AND SPECIFICALLY DISCLAIMED IS THE WARRANTY OR MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Payment in full is due within ten (10) days from the date of this contract. Purchaser (Debtor) agrees to pay all costs of collection and damages, including a reasonable attorney's fee for collecting this account or repossessing the said property, whether suit be brought or not. The purchaser (Debtor) agrees that the said materials described above will not be moved from the above address without prior written consent of AIRSTRON Inc., the Seller (Secured Party). Purchaser (Debtor) waives demand and all requirements necessary to hold it liable. All delinquent payments shall bear interest at the rate of 1.5 % per month until paid. This contract is intended by the parties hereto at the final expression of their agreement and is the complete and exclusive statement of terms hereby. Federal Environmental Regulations prohibit the removal and disposal of hazardous materials such as asbestos, contaminated oils and refrigerants. Cost of such and disposal by AIRSTRON, INC., incidental to this proposal. A fee will be charged to the customer for such services.

Invoice

Airstron, LLC - Dade

Date: 3/30/2026
Invoice No.: 573732

1559 SW 21 AV
Fort Lauderdale, FL 33312
305-940-2962,

Bill to: Lakes By The Bay South Community De
5385 N Nob Hill Road
Sunrise, FL 33351

Service at: Isles at Bayshore Clubhouse
21864 SW 93rd Path
Miami, FL 33190

Customer ID: ISLESATBAY

Reference: Work Order 455024

Description: Work Order 455024 A/C-Commercial

PO Number:

Email: jennifer.lora@fsresidential.com

Item	Description	Quantity	Unit Price	Amount
Miscellaneous	Final Billing	1.00	1,186.00	1,186.00
			Miscellaneous Subtotal	1,186.00

Subtotal:	1,186.00
Sales Tax:	0.00
Total Due:	1,186.00

WORK ORDER:

455608

DATE: 03/30/2026

CUSTOMER: Isles at Bayshore Clubhouse (AR#:ISLESATBAY)
STREET: 21864 SW 93rd Path
CITY: Miami, FL 33190
CONTACT: Jennifer Lora

DESCRIPTION: Amanda; mechanical room unit leaking water 786-242-5655
CALL TYPE: T&M
TROUBLE REPORTED: A/C-Commercial
WORK PERFORMED: Upon arrival checked in with jennifer about an ac in the mechanical room leaking. Found air handler overflowing. Went to drain outside and found it buried underneath mulch. After clearing mulch the drain started flowing and drained all the water out of the unit. Informed staff that drain cannot be covered due to it blocking the drain and causing the water to backup. Watched unit run and drain properly. Unit running on departure. VALLE; LUIS on Mar 30, 2026

PARTS		
QUANTITY	DESCRIPTION	EQUIPMENT
1	Service Material	--

LABOR			
DATE	LABOR	TECHNICIAN/DESC	EQUIPMENT
Mar 30, 2026	2.5 (Regular)	VALLE; LUIS (Labor)	--

IS JOB COMPLETE? **Yes**

Customer

Name: JENNIFER
Date: 03/30/2026 11:21 AM
Comments:

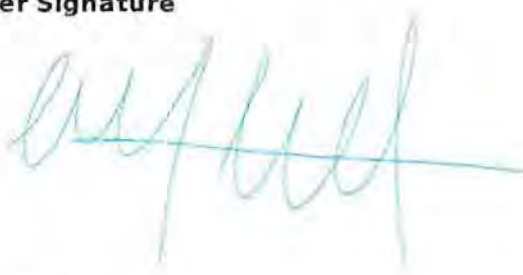
Employee

Name: LUIS VALLE
Date: 03/30/2026 11:21 AM
Comments:

Email

Jennifer.Lora@fsresidential.com,

Customer Signature



TERMS AND CONDITIONS

Terms and Conditions: Purchaser (Debtor) for valuable consideration, the receipt of which is hereby acknowledged, does hereby purchase from and grant a security interest to Seller (Secured Party) pursuant to the Uniform Commercial Code. The undersigned Seller (Secured Party) has been authorized to order the above labor and materials on behalf of the above-named Purchaser (Debtor). The labor and materials described above have been completely and satisfactorily performed and furnished. It is expressly agreed that all of the aforesaid property is to remain personal property, notwithstanding any attachment thereof to real estate, and that title to and ownership of said property and the right of possession in the event of any default shall be and remain in the Seller (Secured Party) until the purchase price is fully paid with interest. THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, AND SPECIFICALLY DISCLAIMED IS THE WARRANTY OR MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Payment in full is due within ten (10) days from the date of this contract. Purchaser (Debtor) agrees to pay all costs of collection and damages, including a reasonable attorney's fee for collecting this account or repossessing the said property, whether suit be brought or not. The purchaser (Debtor) agrees that the said materials described above will not be moved from the above address without prior written consent of AIRSTRON Inc., the Seller (Secured Party). Purchaser (Debtor) waives demand and all requirements necessary to hold it liable. All delinquent payments shall bear interest at the rate of 1.5 % per month until paid. This contract is intended by the parties hereto at the final expression of their agreement and is the complete and exclusive statement of terms hereby. Federal Environmental Regulations prohibit the removal and disposal of hazardous materials such as asbestos, contaminated oils and refrigerants. Cost of such and disposal by AIRSTRON, INC., incidental to this proposal. A fee will be charged to the customer for such services.

WORK ORDER:

455955

DATE: 04/03/2026

CUSTOMER: Isles at Bayshore Clubhouse (AR#:ISLESATBAY)
STREET: 21864 SW 93rd Path
CITY: Miami, FL 33190
CONTACT: Jennifer Lora

DESCRIPTION: Jennifer(NP) Unit # 5 leaking
CALL TYPE: T&M
TROUBLE REPORTED: A/C-Commercial
WORK PERFORMED: Was already on site for PM and found AC Unit #5 freezing up. Checked pressures and found that unit was low on refrigerant. Used soap bubbles to find leak on shradr core of high pressure switch. Replaced shradr core, replaced filter drier, ensured there was no more leaks, put system in a vacuum, charged with R410A. Observed unit and it was functioning properly with Delta T of 17°F. PORRAS; NICHOLAS on Apr 3, 2026

PARTS		
QUANTITY	DESCRIPTION	EQUIPMENT
1	Sporlan Drier	--
4	R410A-1 Refrigerant	Make: CARRIER, M#:40RUAA08A2A6A0A0A0, S#: 5020U16852, Air Handler, Loc: AHU#5, Eq#: 21728
1	Service Material	--

REFRIGERANT			
CHANGE	REFRIGERANT	QTY (EACH)	EQUIPMENT
Add	R410A-1 - R410A-1 Refrigerant	4	Make: CARRIER, M#:40RUAA08A2A6A0A0A0, S#: 5020U16852, Air Handler, Loc: AHU#5, Eq#: 21728

LABOR			
DATE	LABOR	TECHNICIAN/DESC	EQUIPMENT
Apr 3, 2026	3 (Overtime)	PORRAS; NICHOLAS (Labor)	--
Apr 3, 2026	1 (Overtime)	DELGADO; JONATHAN (Labor)	--

IS JOB COMPLETE? **Yes**

Customer

Name: Jennifer
Date: 04/03/2026 06:27 PM
Comments:

Employee

Name: Nicholas Porras
Date: 04/03/2026 06:27 PM
Comments:

Email

Jennifer.Lora@fsresidential.com,

Customer Signature

TERMS AND CONDITIONS

Terms and Conditions: Purchaser (Debtor) for valuable consideration, the receipt of which is hereby acknowledged, does hereby purchase from and grant a security interest to Seller (Secured Party) pursuant to the Uniform Commercial Code. The undersigned Seller (Secured Party) has been authorized to order the above labor and materials on behalf of the above-named Purchaser (Debtor). The labor and materials described above have been completely and satisfactorily performed and furnished. It is expressly agreed that all of the aforesaid property is to remain personal property, notwithstanding any attachment thereof to real estate, and that title to and ownership of said property and the right of possession in the event of any default shall be and remain in the Seller (Secured Party) until the purchase price is fully paid with interest. THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, AND SPECIFICALLY DISCLAIMED IS THE WARRANTY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Payment in full is due within ten (10) days from the date of this contract. Purchaser (Debtor) agrees to pay all costs of collection and damages, including a reasonable attorney's fee for collecting this account or repossessing the said property, whether suit be brought or not. The purchaser (Debtor) agrees that the said materials described above will not be moved from the above address without prior written consent of AIRSTRON Inc., the Seller (Secured Party). Purchaser (Debtor) waives demand and all requirements necessary to hold it liable. All delinquent payments shall bear interest at the rate of 1.5 % per month until paid. This contract is intended by the parties hereto as the final expression of their agreement and is the complete and exclusive statement of terms hereby. Federal Environmental Regulations prohibit the removal and disposal of hazardous materials such as asbestos, contaminated oils and refrigerants. Cost of such and disposal by AIRSTRON, INC., incidental to this proposal. A fee will be charged to the customer for such services.



Work of North Collector tank

Prepared for: Isles at Bayshore

Prepared by: Rolando Carta

February 23, 2026

Report of Change order

SUMMARY

Main Objective

Correct the issues showed in the pictures

Goals

Effectively repair the cracks showed on the pictures below

Work to be performed

Reinforcement of the tanks fiberglass bottom and cracked areas.

Replace the valves of the vacuum system for both tanks.

Repair the outlet inside the container of the vacuum system.

Repair the Electrical box inside the container of the vacuum system.

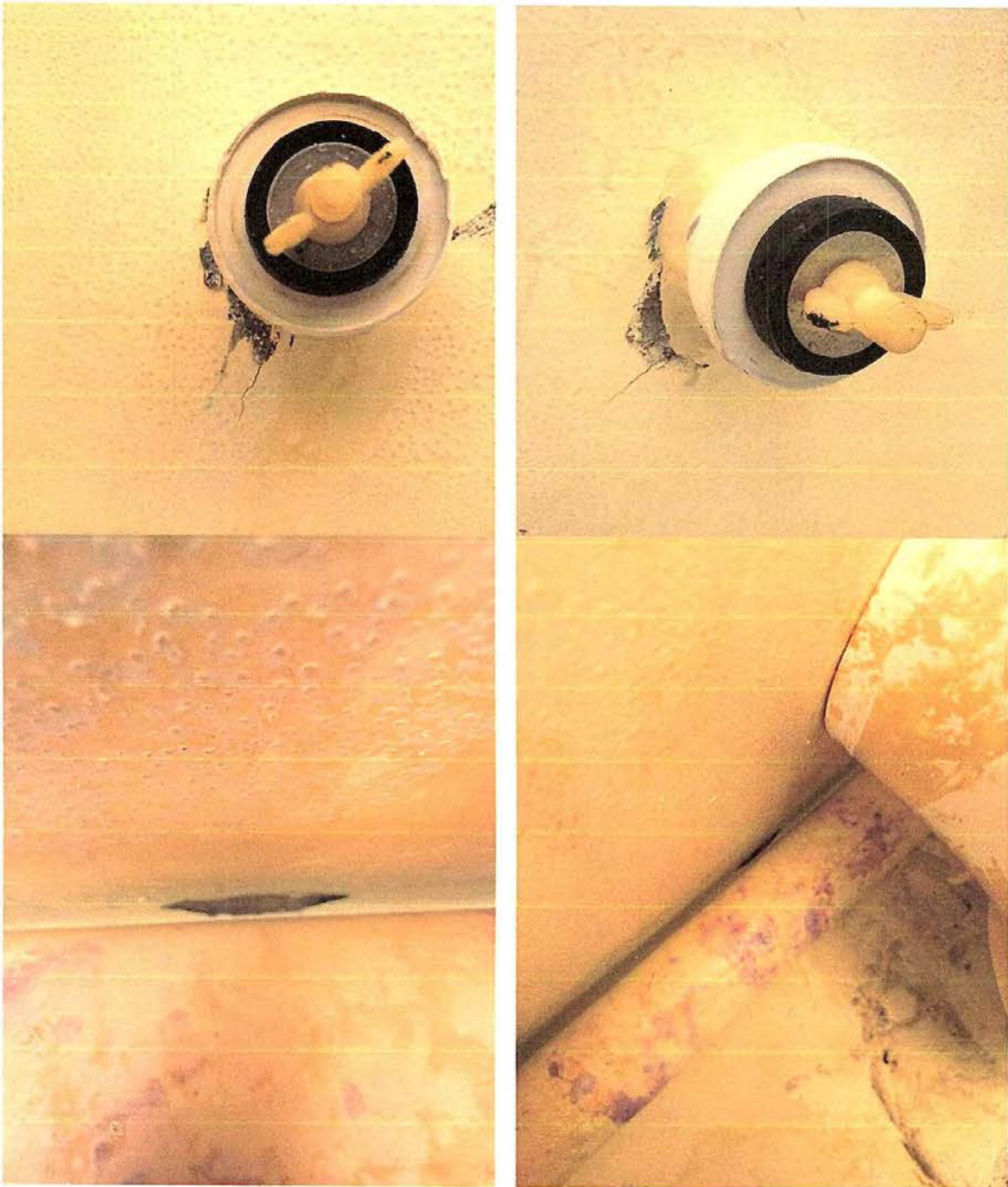
Cracks on fiberglass tank

Cracked bottom and edge.

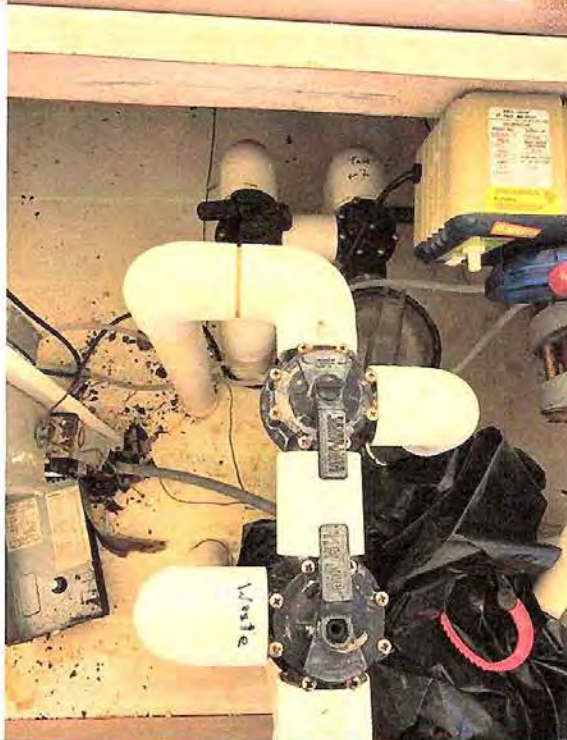
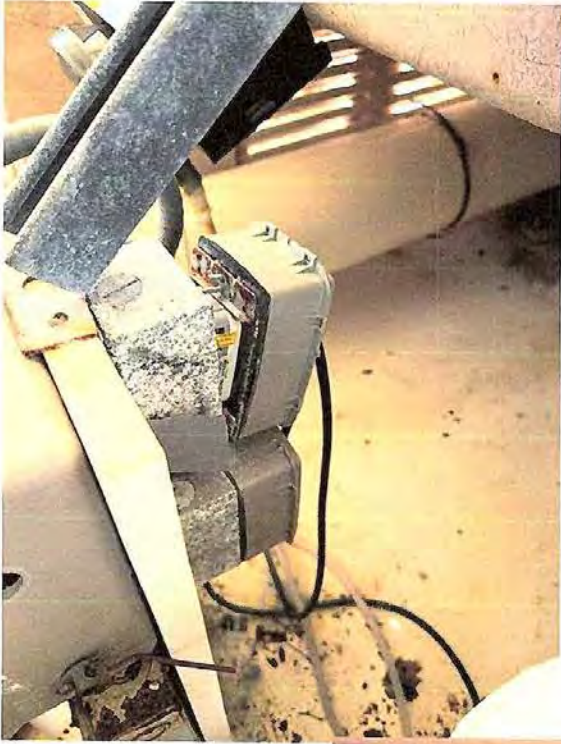



Cracks on outlets and hole behind 4" pipe.

Outlets example cracked. Hole behind 4" pipe.



Electrical parts to be replaced in Vacuum pump common area.



 Outlook

Re: Suggestions to improve gym, access, scheduling, and equipment

From Juliana Duque <jduque@gmssf.com>

Date Thu 3/26/2026 1:41 PM

To Michelle Rump <michelle.jesusgal@gmail.com>

Cc Jennifer Lora <Jennifer.Lora@fsresidential.com>; Michele Marquez <michele.marquez@fsresidential.com>

Good afternoon, Michelle,

Thank you for your email and thoughtful input. We truly appreciate residents who take the time to share their feedback and suggestions. It's always helpful for the Board to hear from engaged community members.

Jennifer, please include this email for discussion with the Board at the next meeting on April 27

Michelle, you are more than welcome to attend the Board meeting as well.

Please excuse any typos, as I'm sending this from my phone.

Sent from my iPhone

On Mar 26, 2026, at 1:29 PM, Michelle Rump <michelle.jesusgal@gmail.com> wrote:

I hope each of you are doing well. I am writing in my capacity as President of the HOA to share a few concerns and suggestions regarding the community gym. As a resident of this community for over 20 years, I have cumulatively contributed a substantial amount toward the Clubhouse through my membership, and I care deeply about ensuring that these amenities are accessible, convenient, and worthwhile for residents.


First, I ask the Board to reconsider the current policy requiring residents to present a physical card in order to scan in and use the gym. While I understand the need for access control, this policy can be inconvenient for residents who may forget or misplace their card. To make the process more resident-friendly, I encourage the Board to consider allowing staff to look up residents in the system for verification while also implementing a more modern digital check-in option that residents could scan from their phone.

Second, I ask the Board to review the current gym cleaning schedule. Having cleaning take place during Clubhouse operating hours creates an inconvenience for paying members who plan their workouts around the hours the facility is open. I ask that the Board consider moving gym cleaning times to before or after Clubhouse hours, scheduling them in a way that minimizes disruption to residents' access.

Finally, I would also like the Board to consider expanding the gym's equipment selection by adding a vertical knee raise/dip station and a women's barbell, which is lighter than a regular barbell. These additions would provide residents with more variety in strength training options and would help make the gym more functional for a broader range of

users.

Thank you for your time and consideration of these requests. I appreciate the work the Board does to maintain the Clubhouse and its amenities, and I hope these suggestions will be taken seriously as opportunities to improve the resident experience.

 Outlook

Handicap ramp

From Zirconia Design Lab <zirconiadesignlab@gmail.com>

Date Tue 3/10/2026 1:11 PM

To Jennifer Lora <Jennifer.Lora@fsresidential.com>

Hi Jennifer. This is Andrea Lavina (resident in the Courts). As per our last conversation this morning, I am asking if there is any way you can put a handicap ramp closer to the entrance . My husband would love to use the facilities but is too far for him to walk from where your designated handicap ramp is to the front of the clubhouse besides the curb being a little higher than most, he almost tripped on Sunday when I was with him. Thank you for your attention to this matter.

Hope to here from you soon.

Have a nice day!

Andrea



786.877.5459 ~ 305.978.6207

ZirconiaDesignLab@gmail.com

12180 S.W. 131st Avenue

Miami, FL 33186

~Creating beautiful smiles since 1977~

Click [HERE](#) follow us on Instagram!

Re: Gate entrance issues 8878 Sw 229th st

From Jennifer Lora <jennifer.lora@fsresidential.com>

Date Tue 4/7/2026 11:06 AM

To melissa figueroa <melissafigueroa_1995@yahoo.com>; Michele Marquez <michele.marquez@fsresidential.com>; Juliana Duque <jduque@gmssf.com>

Cc Christopher Quintero <chrisquin230@gmail.com>

Good morning Melissa

Thank you for your email, and I hope you enjoyed the Easter weekend.

For any questions regarding the CDD budget, including line items related to security, I kindly refer you to Juliana Duque, the District Manager for the CDD. She will be able to provide detailed clarification on how those funds are allocated. She is copied in this email and will be able to respond to your question.

In regard to the gates, we have not received reports of individuals manually opening them. However, our gate security provider does notify us when gate arms are struck by vehicles, and in those instances, letters are issued to those identified through camera footage for damages.

We truly appreciate you bringing this to our attention. If you observe any incidents of individuals tampering with or forcing the gates, please email me directly with the date and time. This will allow us to review the camera footage and take appropriate action to identify those responsible.

We appreciate your cooperation and your commitment to helping maintain the safety and condition of our community.

Kind regards,



JENNIFER LORA
Clubhouse Director

Lakes by the Bay South CDD
21864 SW 93rd Path | Cutler Bay, FL 33190
Direct 786.242.5655

jennifer.lora@lakesbybaycdd.com

24/7 Customer Care 866.378.1099



HODA

Residents get instant answers with HODA

From: melissa figueroa <melissafigueroa_1995@yahoo.com>

Sent: Tuesday, April 7, 2026 8:52 AM

To: Michele Marquez <michele.marquez@fsresidential.com>

Cc: Christopher Quintero <chrisquin230@gmail.com>; Jennifer Lora <jennifer.lora@fsresidential.com>

Subject: Re: Gate entrance issues 8878 Sw 229th st

Thank you, Michele.

On Monday, April 6, 2026, 12:31 PM, Michele Marquez <michele.marquez@fsresidential.com> wrote:

Good afternoon,

Thank you and I hope you did as well.

The front gate is managed by the district, not the HOA.

I have copied Ms. Lora in this email to further assist.

Kind Regards,



MICHELE MARQUEZ
LCAM

5200 Blue Lagoon Drive Suite #1000 | Miami, FL 33126
Direct 3052184217
24/7 Customer Care 866.378.1099



HODA

Residents get instant answers with HODA

From: melissa figueroa <melissafigueroa_1995@yahoo.com>
Sent: Sunday, April 5, 2026 12:28 PM
To: Michele Marquez <michele.marquez@fsresidential.com>
Cc: Christopher Quintero <chrisquin230@gmail.com>
Subject: Gate entrance issues 8878 Sw 229th st

Good afternoon Michele,

I hope you're enjoying this beautiful Easter Weekend.

I had a question about the gate entrance and why we don't have a security guard? I see in the financials that we pay security.. but I don't see any around. In the past few months I've seen several people that are not residents go through the resident lane and lift the gate to get through, which is not right and they are damaging the property. This has been a daily occurrence now that his has been happening.

What can be done by the board to have this issue fixed? If we're paying maintenance fees for keep up with the association our guard gates should not be damaged on a weekly basis by unreasonable tenants and guest.

I look forward to hearing back from you.

Have a wonderful and blessed Sunday.

Best,
Melissa Figueroa

[Sent from Yahoo Mail for iPhone](#)

Re: Membership Access Isles at Bayshore

From Jennifer Lora <jennifer.lora@fsresidential.com>
Date Tue 4/7/2026 10:48 AM
To Nabeel Abdelmajid <nabeel0412@gmail.com>
Cc Clubhouse Front Desk <islesatbayshoreclub@gmail.com>

Good morning Mr. Abdelmajid

I apologize for the delay in my response, I was out of the office and thank you for your email and for taking the time to share your concerns.

I understand how this situation can be confusing, especially given that you have been utilizing the clubhouse amenities, I'm happy to clarify.

While you do pay CDD assessments as part of your annual property tax bill under "Lakes by the Bay South CDD," some addresses within the Shores Condo 3 along with the entirety Shores #2 were originally excluded from the clubhouse portion of the CDD by the developer, Lennar, at the time the community and clubhouse were established. This means that, although your taxes contribute to certain CDD obligations, they do not include access to the clubhouse amenities. However, residents do have the option to opt into the amenity program by paying the annual fee, which is currently \$1,003.73. This fee is separate from your property taxes and covers access for the CDD fiscal year, which runs from October 1st through September 30th. Memberships for this year would only be valid until September 30th 2026.

Additionally, after reviewing your account, it appears that a clubhouse access card was issued to you in error by our front desk team. Once this discrepancy was identified, access was rescinded in accordance with CDD policy. We sincerely apologize for any inconvenience or misunderstanding this may have caused.

We understand that this may be frustrating, particularly since you had been using the facilities. If you would like to move forward with obtaining access through the annual program, we would be more than happy to assist you with the process.

Regards,



JENNIFER LORA
Clubhouse Director

Lakes by the Bay South CDD
21864 SW 93rd Path | Cutler Bay, FL 33190
Direct 786.242.5655

lakesbythebayclub.com
24/7 Customer Care 866.378.1099



Residents get instant answers with HODA

From: Nabeel Abdelmajid <nabeel0412@gmail.com>
Sent: Saturday, April 4, 2026 1:01 PM
To: Jennifer Lora <jennifer.lora@fsresidential.com>
Subject: Membership Access Isles at Bayshore

Good afternoon Jennifer,


I am a homeowner in the Isles of Bayshore, specifically Shores Condo 3 (9115 sw 227th st Unit 5) and was denied access to the club after my membership was made a few months ago. Your associate at the desk explained that it has something to do with property taxes not paid by the association managing my home and I had to pay a sum in excess of \$1000 to gain membership to the clubhouse and it's amenities.

I showed her the attached property taxes that I paid this year that shows an amount of \$1,047.37 paid for the 2025 property tax term for "Lakes by the Bay South." Is that not the \$1000 I need to pay?

Prior to attaining my membership to the clubhouse I called the management company for my home and they said that I should have access and they are unsure as to why I would not have access. Can you please explain to me why? I cancelled my gym membership months ago and have been using the clubhouse ever since.


Please give me a call at 336-207-7483.

Best regards,
Nabeel Abdelmajid

 Outlook

Re: 9115 SW 227th St Unit 5

From Jennifer Lora <jennifer.lora@fsresidential.com>
Date Tue 4/7/2026 10:59 AM
To Regine Lucas <RLucas@gmssf.com>
Cc Juliana Duque <jduque@gmssf.com>; Janine Nevarez <Janine.Nevarez@fsresidential.com>

 1 attachment (333 KB)
img20260407_10522408.pdf;

Good morning Regine

Thank you, I have responded to Mr. Abdelmajid and attached my response to him to this email. In error, one of our front desk members had issued an access card to him (he was new at the time) and his address is one of the addresses excluded from clubhouse amenities by Lennar. He has been informed of the error and that his card was rescinded along with the information on becoming an annual member.

If you need any other information, please do not hesitate to reach out.

Regards,



JENNIFER LORA
Clubhouse Director
Lakes by the Bay South CDD
21864 SW 93rd Path | Cutler Bay, FL 33190
Direct 786.242.5655

jloral@firstservice.com
24/7 Customer Care 866.378.1099



Residents get instant answers with HODA

From: Regine Lucas <RLucas@gmssf.com>
Sent: Monday, April 6, 2026 11:36 AM
To: Jennifer Lora <Jennifer.Lora@fsresidential.com>
Subject: 9115 SW 227th St Unit 5

Good morning Jennifer,

I received a phone call from the resident located at the above property regarding his access to the clubhouse. You may have already contacted the resident at this point. I just needed a little more insight. He was informed that his access was denied due to his CDD assessment that appears on his property tax bill. If possible, can you please provide me more clarity.

Thank you,

Regine Lucas
GMS-SF
Governmental Management Services – South Florida, LLC.
5385 N. Nob Hill Road

Sunrise, FL. 33351

Tel: (954)721-8681 ext 208

Email: rlucas@gmssf.com

The logo for GMS, consisting of the letters 'GMS' in a bold, blue, sans-serif font. The letters are slightly shadowed, giving them a three-dimensional appearance as if they are floating above a light blue, circular glow.

 Outlook

Fw: Lightpoles

From Jennifer Lora <jennifer.lora@fsresidential.com>
Date Tue 3/24/2026 11:00 AM
To Ricardo Goenaga <r_goenaga@yahoo.com>
Cc Jesus Lorenzo <jlorenzo@gmssf.com>

Good morning Ricardo

Thank you for reaching out to us. Please note that light posts are not part of the scope of the CDD's responsibility and e county and must be reported to FPL directly. You may do so by visiting their web site.

You can report a streetlight issue to FPL in two ways:

- **Online:** Use FPL's streetlight trouble report page on their website and enter the location and pole information. (**mobile app** (MyFPL) for iOS and Android where you can manage your account and **report outages** from your phone)
- **By phone:** Call 1-800-4-OUTAGE (1-800-468-8243) and provide the address and, if possible, the pole number or closest landmark.

In both cases, please have the exact location ready (including the pole/post number in yellow), along with a brief description of the issue (e.g., light out, flickering, on during the day, damaged) so FPL can respond more quickly.

Regards,

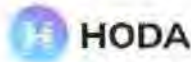


JENNIFER LORA
Clubhouse Director

Lakes by the Bay South CDD
21864 SW 93rd Path | Cutler Bay, FL 33190
Direct 786.242.5655

jlorenzo@gmssf.com

24/7 Customer Care 866.378.1099



Residents get instant answers with HODA

From: Ricardo Goenaga <r_goenaga@yahoo.com>
Sent: Monday, March 23, 2026 9:09 PM
To: Jennifer Lora <jennifer.lora@fsresidential.com>
Subject: Lightpoles

Dear Ms. Lora:

Light poles #46, 49, and 52 in the passive outdoor gym park are not working and at night the areas in those spots are dark. Are you the person I should contact for coordinating the repair of these light poles or someone else? Please see area in the snip below, red circles are light poles not working.

Thank you very much.

Regards,

Ricardo Goenaga
Board member
The Shores Community Association





INVOICE

DATE: 02/24/2026
 DUE DATE: 03/26/2026
 INVOICE # 6745-1

DML Security Systems
 18495 South Dixie Hwy #264
 Cutler Bay, FL 33157
 Phone: (786) 899-2256
 Email: kevin@dml-security.com

BILL TO:

First Service Residential
 5701 North Pine Island Road
 Tamarac, FL 33321, United States

SERVICE TO:

Lakes by the Bay South CDD (west entrance & exit)
 21864 Southwest 93rd Path
 Cutler Bay, FL 33190, United States

ITEM	DESCRIPTION	QTY	PRICE PER	UNIT	AMOUNT	TAX
DML-PMSA	The below service is covered under an active preventative maintenance or service agreement	1.00	\$0.00	Item	\$0.00	N
CP-MA005	Liftmaster Barrier Arm Gear Box 60:1 Ratio - includes new shear pint and output shaft	1.00	\$695.00	Item	\$695.00	N
CP-MA001	MA001 Main Controller Board for MA & MAT Operators	1.00	\$365.00	Item	\$365.00	N
CP-LED-CONTROLLER	LED Controller for 10' ,12', and 15' LED Gate Arm's	1.00	\$122.50	Item	\$122.50	N
CP-NP2-12-24AC-DC	Loop Detector, Low Voltage 12/24 AC/DC	2.00	\$125.00	Item	\$250.00	N
CP-MA003	Liftmaster Mega Arm Motor - 24vdc	1.00	\$457.50	Item	\$457.50	N
CP-MA007	Liftmaster Barrier Arm Belt MA007 Belt 4L290 Cogged Only	1.00	\$37.50	Item	\$37.50	N
Materials	Liftmaster 24V transformer for Mega Arm operator-110/220 VAC - 24 VAC	1.00	\$145.00	Item	\$145.00	N
ADI-AX-6062	Altronix 6062 Multi-Purpose Timer, 12/24VDC, Board	1.00	\$62.50	Item	\$62.50	N



INVOICE

DATE: **02/24/2026**
 DUE DATE: **03/26/2026**
 INVOICE # 6745-1

Liftmaster-Tariff-2025	LiftMaster Equipment – 2025 / 2026 Tariff Notice Please be advised that updated tariffs for LiftMaster products will take effect in 2025. The percentage increases will vary depending on the equipment category and are directly tied to manufacturer-imposed fees resulting from current trade regulations and import tariffs. These adjustments are not discretionary markups—they are direct costs passed through from LiftMaster and associated vendors. Management has been previously advised of these changes. We will continue to monitor any further updates from the manufacturer and will communicate them promptly.	0.00	\$1,885.00	Item	\$0.00	N
Service Request	Service Fee (2hr Minimum)	1.00	\$250.00	Item	\$250.00	N
Service Labor	Service Labor (15 min increments)	6.00	\$125.00	Item	\$750.00	N
Trip Charge	Travel: Includes gas, tolls, and parking	2.00	\$35.00	Item	\$70.00	N
DML-PMSA-DC	Equipment Discount: Per an active preventative maintenance or service agreement	0.20	\$-2,135.00	Item	\$-427.00	N
DML-PMSA-DCT	Trip Charge Discount: Per an active preventative maintenance or service agreement	2.00	\$-35.00	Item	\$-70.00	N
DML-PMSA-DCL	Labor or Service Discount: Per an active preventative maintenance or service agreement	0.75	\$-1,000.00	Item	\$-750.00	N

SUBTOTAL	\$1,958.00
TAX RATE*	0.00000%
TAX	\$0.00
OTHER	-
TOTAL	\$1,958.00
PAID	\$0.00
BALANCE	\$1,958.00



INVOICE

DATE: 02/24/2026
DUE DATE: 03/26/2026
INVOICE #: 6745-1

MEMO

Lakes by the Bay South CDD (Isles) – West Resident Entrance
Operator Repairs / Control Board Replacement
2.16.26

Service was provided due to system failure and operator malfunction at the West Resident entrance.

Initial Visit

Upon arrival, the system was found powered down due to a burnt control board and failed transformer.

Repairs performed:

Removed and replaced transformer

Removed and replaced operator control board

After restoring power, the open indicator light was active. Troubleshooting of the open and closing loop circuits began.

Additional repairs completed:

Replaced open loop detector and wire harness due to faults

Replaced LED controller due to short condition triggering the open loop

Replaced timer (not triggering properly)

The closing loop required further troubleshooting.

During power-up testing, the gearbox produced abnormal noise and the arm failed to open. The arm had to be manually raised. The system was powered down pending further diagnosis.

Follow-Up Visit – Gearbox Failure

Upon return, inspection revealed broken teeth inside the gearbox. This mechanical failure caused the system to seize and overload.

Actions taken:

Powered down system

Ordered new gearbox

Removed and replaced gearbox

Further troubleshooting of the closing loop wiring revealed a loose connection at the terminal strip from CAP2D to the control board.

Daylight limitations prevented full LED verification. Return visit required.

Final Visit – Gearbox & Motor Replacement

Upon returning with the gearbox and motor:

System powered down



INVOICE

DATE: 02/24/2026
DUE DATE: 03/26/2026
INVOICE # 6745-1

Removed and replaced gearbox
Tested system
During final testing, it was determined the motor had also sustained damage from the overload condition and required replacement.
Additional repairs:
Replaced motor
Replaced belt
Performed full operational testing
Verified barrier arm functionality
Organized and secured internal wiring
Cleaned debris from bottom of operator housing
The system was fully tested and restored to normal operation.
Materials Used
(2) Loop Detectors
(2) Wire Harnesses
(1) LED Controller
(1) Timer
(1) Gearbox
(1) Motor
(1) Belt
(1) Operator Control Board
All repairs and system restoration completed. System left operating in normal condition.



INVOICE

DATE 02/24/2026
DUE DATE 03/26/2026
INVOICE # 6745-1

TERMS & CONDITIONS

For billing questions please contact:

Accounting
786.899.2256
billing@dml-security.com

TERMS OF PAYMENT:

Deposits are refundable with a 20% restocking fee for any equipment, parts, or material purchased.

Payment Schedule:

50% deposit of total price is due upon signing contract.

25% of total price is due upon arriving to install and before installation.

25% of total price is due when installation is complete.

For installations where DML Security Systems has obtained a permit, customer may request to hold a 10% retainer until the final inspection is complete and closed.

Final payment is due upon DML Security Systems completing installation.

A minimum charge \$25.00 or 3% per month; whichever is greater shall be applied to accounts that are not paid within 30 days after completion of any work invoiced. All materials will remain the property of DML Security Systems until invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs incurred in the collection of this debt. Customers may be subject to having a lien placed on their property for non-payment.

Thank you for your business!

"Specializing in yesterday, today and tomorrow's technology"



PROPOSAL

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL * LICENSED & INSURED

PROPOSAL # 77770534
DATE: FEBRUARY 7, 2026


1209 QUEEN AVE SEBRING FL 33875
Alexander (786) 423 1274 (863) 368 1750
giz01ale@gmail.com fccserves@gmail.com fccsebringfl@gmail.com

TO **Isles at Bayshore Clubhouse c/o Lakes by the Bay South CDD**
21864 SW 93RD PATH
CUTLER BAY FL. 33190 305-238-353
Contact: Jennifer Lora

Make all Checks Payable to:
FCC Carpentry & General Painting, LLC

SALESPERSON	JOB	LOCATION	PAYMENT TERMS:
Alexander Giz	EXTERIOR MISC. WINDOWS CLEAN FRAME MILDEW	ASSIGNED AREAS 1 ST FLOOR WINDOW FRAMES	NET 20 DAYS LATE CHARGE FEE 20%

We hereby submit specifications to perform the work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	<p>Prep & Basic labor to clean mold on window frames with favorable site conditions. Apply cleaning solution and allow to penetrate surface. Thoroughly, Apply light pressure cleaning system, rinse and ventilate to dry. Prep & Basic labor to Apply window-glass solution, wipe off. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.</p>  <p>Clean and Pick up all Debris</p> <p>ALL MATERIALS INCLUDED.</p>		
		TOTAL AMOUNT	\$ 977.00

All work is to be completed in a workman like manner according to standard practices.

APPROVED: _____ DATE: _____



PROPOSAL

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL * LIENCED & INSURED

PROPOSAL # 77770535
DATE: FEBRUARY 7, 2026

1209 QUEEN AVE SEBRING FL 33875
Alexander (786) 423 1274 (863) 368 1750
giz01ale@gmail.com fccserves@gmail.com fccsebringfl@gmail.com

TO **Isles at Bayshore Clubhouse c/o Lakes by the Bay South CDD**
21864 SW 93RD PATH
CUTLER BAY FL. 33190 305-238-353
Contact: Jennifer Lora

Make all Checks Payable to:
FCC Carpentry & General Painting, LLC

SALESPERSON	JOB	LOCATION	PAYMENT TERMS:
Alexander Giz	RE TOUCH EXTERIOR PAINT	EXTERIOR CLUBHOUSE AREA POOL FRONT-BACK TERRACE, JACUZZI & KIDDIE POOL AREA	NET 20 DAYS LATE CHARGE FEE 20%

We hereby submit specifications to perform the work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	Prep & Prep & Basic labor to hand clean remove debris/dirt wall bottom décor, window concrete band, columns pyramid, body and concrete band.		
002-01	Prep & Basic labor to apply- re touch exterior primer paint wall bottom décor, window concrete band, columns pyramid, body and concrete band. 2 coats of primer/paint.  LCAM, BOD WILL PROVIDE EXTERIOR PAINT-EXISTING COLOR FORMULA FOR WALL, CONCRETE BAND DÉCOR. Clean and Pick up all Debris		
ALL MATERIALS INCLUDED.			
TOTAL AMOUNT			\$ 1,087.00

All work is to be completed in a workman like manner according to standard practices.

APPROVED: _____ DATE: _____

THANK YOU FOR YOUR BUSINESS! GOD BLESSES YOU!



PROPOSAL

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL*LICENSED & INSURED

PROPOSAL # 77770543

DATE: MARCH 19, 2026

1209 QUEEN AVE SEBRING FL 33875
 Alexander (786) 423 1274 (863) 368 1750
giz01ale@gmail.com fccserves@gmail.com fccsebringfl@gmail.com

TO **Isles at Bayshore Clubhouse c/o Lakes by the Bay South CDD**
 21864 SW 93RD PATH
 CUTLER BAY FL. 33190 305-238-353
Contact: Jennifer Lora

Make all Checks Payable to:
FCC Carpentry & General Painting, LLC

SALESPERSON	JOB	LOCATION	NOTE
Alexander Giz	LIGHT PRESSURE CLEAN, RE PRIMER/PAINT MAINTENANCE	GUARD HOUSE (2)	This proposal may be withdrawn by us if not accepted within 10 Days.

We hereby submit specifications to perform work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	Prep & Basic labor to Apply light wash off pressure clean to remove-dirt, bugs, spider webs and mildew @ exterior walls-doors, and wood structures. Prep & Basic labor to apply exterior primer/paint @ wall light color (Creamy SW 7027) with favorable site conditions. Roll / brush 2 coats of primer-paint. Exterior paint. Latex based, paint and primer in one. Satin finish. Prep & Basic labor to repair damaged wood columns décor base, apply exterior primer/paint.		
002-01	Prep & Basic labor to apply pressure clean concrete floor slab @ door entry way, Prep & Basic labor to apply exterior concrete floor primer/paint (light gray color).	\$ 920.00 x 2	\$ 1,840.00
003-01	Prep & Basic labor to apply pressure clean concrete AC condenser concrete slab to remove dirt/mildew. Prep & Basic labor to apply exterior primer/paint @ wall light color (Creamy SW 7027) with favorable site conditions. Roll / brush 2 coats of primer-paint. Exterior paint. Latex based, paint and primer in one. Satin finish. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. Clean and Pick up all Debris		
ALL MATERIALS INCLUDED.			
TOTAL AMOUNT			\$ 1,840.00

All work is to be completed in a workman like manner according to standard practices.

APPROVED: _____ DATE: _____

THANK YOU FOR YOUR BUSINESS! GOD BLESSES YOU!

THANK YOU FOR YOUR BUSINESS! GOD BLESSES YOU!



PROPOSAL

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL*LICENSED & INSURED

PROPOSAL # 77770541
DATE: MARCH 19, 2026


1209 QUEEN AVE SEBRING FL 33875
Alexander (786) 423 1274 (863) 368 1750
giz01ate@gmail.com fccserves@gmail.com fccsebringfl@gmail.com

TO **Isles at Bayshore Clubhouse c/o Lakes by the Bay South CDD**
21864 SW 93RD PATH
CUTLER BAY FL. 33190 305-238-353
Contact: Jennifer Lora

Make all Checks Payable to:
FCC Carpentry & General Painting, LLC

SALESPERSON	JOB	LOCATION	NOTE
Alexander Giz	ORGANIZE-CLEAN OUT-DISPOSE OF EXPIRED PAINT-ITEMS	CLUBHOUSE STORAGE SHED AREA	This proposal may be withdrawn by us if not accepted within 10 Days.

We hereby submit specifications to perform work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	<p>Prep & Basic labor to move all storage items @ Shed area, clean out Shed floor-dust-dirt. Prep & Basic labor to organize saved items, dispose legally of expired-paint, Covid Signs-Items not working or functional. Take inventory of saved items for return to vendor or storage..</p>  <p>Clean and Pick up all Debris</p> <p>ALL MATERIALS INCLUDED.</p>		
		TOTAL AMOUNT	\$ 390.00

All work is to be completed in a workman like manner according to standard practices.

APPROVED: _____ DATE: _____

THANK YOU FOR YOUR BUSINESS! GOD BLESSES YOU!

ISLES BAYSHORE SHED STORAGE INVENTORY

		COMMENTS
QTY.	9	RED POOL UMBRELLAS
QTY.	20	WHITE FOLDING PLASTIC/METAL CHAIRS
QTY.	30	XMAS BANNERS
QTY.	10	DAYLIGHT REFLECTOR BULBS
QTY.	1	EXTERIOR WALL SCONCE LAMP
QTY.	2	LF FLOODLIGHT RAB
QTY.	2	OUTDOOR CHAIRS ANS 1 SIDE TABLE
QTY.	3	CERAMIC GLAZE PLANTERS
QTY.	9	BOXES PVC LAMINATE FLOOR
QTY.	1	WOOD DÉCOR BEAM
QTY.	8	DELINEATORS SPARES
QTY.	9	LARGE TRAFFIC CONES
QTY.	20	FOLDING CHAIRS WOOD CHERRY COLOR
QTY.	7	EMPTTY TOTES
		EXTERIOR/INTERIOR PAINTS
QTY.	1	COPY MACHINE WITH BASE
QTY.	1	METAL ROLLING CART

DISPOSAL OF DAMAGED-EXPIRED PAINT, BALLON TANK, MOP BUCKET, BLUE FURNITURE CHAIR
RUSTED HAND TRUCK, METAL STAND, COVID SIGNS, FENCE SAMPLE ALUMINUM



PROPOSAL

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL * LISENSED & INSURED

PROPOSAL # 77770542
DATE: MARCH 19, 2026


1209 QUEEN AVE SEBRING FL 33875
Alexander (786) 423 1274 (863) 368 1750
giz01ale@gmail.com fccserves@gmail.com fccsebringfl@gmail.com

TO **Isles at Bayshore Clubhouse c/o Lakes by the Bay South CDD**
21864 SW 93RD PATH
CUTLER BAY FL. 33190 305-238-353
Contact: Jennifer Lora

Make all Checks Payable to:
FCC Carpentry & General Painting, LLC

SALESPERSON	JOB	LOCATION	NOTE
Alexander Giz	CONCRETE MEDIA CONCRETE REPAIR, RE PRIMER/PAINT MAINTENANCE	COMMUNITY GATE ENTRANCE/EXIT (2 entrance, 2 exit)	This proposal may be withdrawn by us if not accepted within 10 Days.

We hereby submit specifications to perform work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	<p>Prep & Basic labor to blow off debris, hand scrape loose paint, stucco. Prep & Basic labor to repair damaged stucco re finish smooth, exterior primer/paint with favorable site conditions. Roll / brush 2 coats of primer-paint. Exterior paint. Latex based, paint and primer in one. Flat finish (Traffic Yellow-Black Color Paint). Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.</p>  <p>Clean and Pick up all Debris</p> <p>ALL MATERIALS INCLUDED.</p>	\$ 481.21 x 4	\$ 1,924.84
TOTAL AMOUNT			\$ 1,924.84

All work is to be completed in a workman like manner according to standard practices.

APPROVED: _____ DATE: _____

THANK YOU FOR YOUR BUSINESS! GOD BLESSES YOU!



QUOTE

OlivFloor Repair and Services, Corp
 14700 Booker T Washington Blvd. Apt 209
 Miami, FL 33176
 Phone: 786-380-1508
Olivfloor@gmail.com

Customer ID	
Invoice Date	12/17/2025
Quote Number	281
Payment Due By	

BILL TO

Isles At Bayshore Clubhouse.
 Attn:Jennifer Lora Property Manager.
 21854 sw 93 passage.
 Cutler Bay,FL 33193.

Item Description	Unit Price	Amount
-Pool furniture wash.		\$355.29
-78 chaise lounges.		
-44 arm chairs.		
-20 side tables.		
-11 round dining tables.		
-3 trash bins.		
-6 bar chairs.		
-Deep cleaning and window wash service		\$720.45
-Limpieza persianas de las dos Garitas de las entradas.		\$325.19
-Labor, equipment and visit.		

COMMENTS

SUBTOTAL	
TAX	
DISCOUNT	
TOTAL	\$1,400.93

Make all checks payable to Olivfloor Repair and Services, Corp

Thank you for your business!



SALES | FLOORING | MAINTENANCE | REPAIRS

The Fitness Solution, Inc.

PO Box 260363, Pembroke Pines, FL 33026 | Office: 954-505-4178 | Fax: 954-450-9661
www.TheFloridaFitnessSolution.com info@TheFloridaFitnessSolution.com

PREVENTATIVE MAINTENANCE AGREEMENT

THIS AGREEMENT, made this 19th day of September, 2025 is between **The Fitness Solution, Inc.** (Servicer), located at 10028 NW 53rd St. Sunrise FL 33351, and **Isles at Bayshore** (Customer), located at 5385 N. Nob Hill Road Sunrise, FL 33351.

Term- This Agreement shall be for a term of one (1) year, commencing on January 1st 2026. Either party may terminate this Agreement, with or without cause, upon thirty (30) days written notice. Annual renewal is automatic, unless notification is provided in writing 30 days prior to the end of term.

Maintenance- Each regularly scheduled preventative maintenance (PM) visit will include all covered equipment being inspected, thoroughly cleaned on the interior and exterior, and lubricated and adjusted in accordance with manufacturer's specifications (the cost of materials used for standard maintenance is included in the maintenance fees). Additionally, any necessary repairs will be identified, and an estimate provided to Customer for such repair work (such repair work will only be performed upon Customer approval). Please see Exhibit A for detailed description of services.

Repairs- Calls received for repairs, secondary to the PM service, will be responded to within two business days. Service calls are billed at a rate of \$200.00 for the first hour, and \$55.00 per hour thereafter. Servicer will use Original Equipment Manufacturer (OEM) parts when available, if not available servicer will use parts that meet the manufacturer's original equipment standards. Customer cost for parts shall be manufacturer suggested retail prices.

Warranty- All service performed by Servicer shall be warranted for ninety (90) days from the service date, and will also cover the specific parts and repairs written on

the service invoice. Parts and/or labor covered under the manufacturers original warranty will be provided under that warranty.

Payment Terms- Payment is due within 60 days of services being rendered. A service order will be left at the facility when Servicer completes work and an invoice will be emailed to the Customer. Servicer only accepts official checks.

Insurance, Disclaimer, Indemnification- Each party represents to the other that it has all legally required insurance for its employees, equipment, and operations. It is understood and agreed that this is a service agreement only, and Servicer, its owners, directors, officers, employees, and agents, shall have no liability arising out of, or in connection with, the use by any person of the equipment serviced hereunder, or the condition, or use by any person, of the premises in which said equipment is located. In connection therewith, Customer agrees to indemnify and hold Servicer, its owners, directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, loss, cost, damages, liabilities, and expenses, including attorney's fees (outside of litigation, in litigation, and for any appeals), arising out of, or in connection with, the condition or use by any person of the equipment and/or the premises in which said equipment is located.

Governing Law- This Agreement has been executed in and shall be governed by the laws of the State of Florida.

Binding Agreement- This Agreement shall be binding on the parties, their legal representatives, successors, assigns and heirs.

Prevailing Party- If litigation arises under this Agreement, the prevailing party thereto may collect all attorneys' fees and costs of litigation from any and all of the other parties to said litigation, including all attorneys' and costs of appeals, if any.

Entire Agreement- This Agreement contains the entire understanding of the parties. It may not be changed orally, but only by an Agreement in writing signed by the party against whom enforcement of any waiver, change, modification, extension or discharge is sought.

Severability- If any provision of this Agreement is held to be invalid or unenforceable, all other provisions shall nevertheless continue in full force and effect. In the event any provision of this Agreement is breached or violated in any part, the remaining provisions and covenants shall continue to be in full force and effect.

Preventative Maintenance Pricing-

12 - Monthly visits at \$215.00 \$2,580.00

Tax Exempt _____ \$0.00

Total Annual Cost \$2,580.00

IN WITNESS THEREOF, the parties have executed this Agreement on the _____ day of _____, 20____.

Customer: Isles at Bayshore

Service: The Fitness Solution, Inc.

By: _____

By: _____

(Signature)

Joseph Mosca, President

(Print Name & Title)

Exhibit A:

The following is a schedule of **Preventive Maintenance Services** that are recommended by manufacturers to:

**EXTEND THE LONGEVITY OF YOUR EQUIPMENT • SLOW DEPRECIATION OF ASSETS
MINIMIZE DOWNTIME • ENSURE CUSTOMER SATISFACTION
DECREASE CUSTOMER LIABILITY**

Steppers	Treadmills	Spin Bikes
<ul style="list-style-type: none"> • Troubleshoot for errors • Clean and lubricate chains • Check springs and chain for weaknesses • Clean drive assembly, chains and springs • Lubricate drive chain and hub assembly • Check alternator brushes • Inspect power supply, keypads and wiring 	<ul style="list-style-type: none"> • Troubleshoot for errors and calibrate machine • Vacuum under hoods • Inspect deck and belts for wear and tear • Check motor brushes • Adjust running belt • Check amp draw • Clean exterior of machine • Inspect drive motor and roller bearings • Lubricate lift motor and lift rack assembly 	<ul style="list-style-type: none"> • Troubleshoot for errors • Inspect chains for link damage • Lubricate seat posts, handlebars and pop-pins • Adjust and clean brake pads • Check and adjust crank assembly, pedals and bearings • Clean exterior
Elliptical Trainers	Single Station Trainers	Free Weights
<ul style="list-style-type: none"> • Troubleshoot for errors and calibrate machine • Inspect for fluency of motion and proper resistance • Check & adjust main drive unit • Tighten crank arms • Inspect and lubricate pedal arms, lift assembly, bearings, tracks and shoes • Clean exterior of machine 	<ul style="list-style-type: none"> • Check for proper operation and wear problems • Clean and lubricate guide rods, selector rods and seat posts • Inspect frame and slide mechanisms • Inspect pulleys, weight selectors mechanisms and cables • Cable repair included • Inspect upholstered pads 	<ul style="list-style-type: none"> • Tighten Dumbbells/barbells • Inspect for weakness • Check all weight benches for wear

POLICY NUMBER
100124559

CLAIM NUMBER
FIAD-100124559-002
AGENCY AT
Per Policy

**SWORN STATEMENT
PROOF OF LOSS**

ISSUED:
10/1/2024
EXPIRES:
10/1/2025 at 12:01a.m.

To the Florida Insurance Alliance and Interested Underwriters (per schedule)

At time of loss, by the above indicated policy of insurance you insured **Lakes by the Bay South CDD** loss by all other perils, to the property described, according to the terms and conditions of the said policy and all forms, endorsements, transfers and assignments attached thereto

TIME AND ORIGIN A property loss occurred on or about the 9th of September of 2025. The cause and origin of the said loss was: **Lightning**

OCCUPANCY The building described, or containing the property described, was occupied at the time of the loss as follows, and for no other purpose whatever: as a business purpose of the insured.

TITLE AND INTEREST At the time of the loss the interest of your insured in the property described therein was: **owned**
No other person or persons had any interest therein or in cumbrance thereon, except: **None**

CHANGES Since the said policy was issued there has been no assignment thereof, or change of interest, use, occupancy, possession, location or exposure of the property described, except: **None**

TOTAL THE TOTAL AMOUNT OF INSURANCE upon the property described by this policy was \$3,251,504 at the time of the loss, INSURANCE as more particularly specified in the apportionment attached under policy #100124559 besides which there was no policy or other contract of insurance, written or oral, valid or invalid.

VALUE THE ACTUAL CASH VALUE of said property at the time of the loss was **\$NA**

LOSS THE WHOLE LOSS AND DAMAGE WAS **\$31,578.00**

AMOUNT CLAIMED: THE AMOUNT CLAIMED under the above numbered policy is **\$29,078.00**
(Amount less the \$2,500 applicable deductible)

SPECIAL CONDITIONS:

The said loss did not originate by any act, design or procurement on the part of your insured, or this affiant; nothing has been done by or with the privity or consent of your insured or this affiant, to violate the conditions of the policy, or render it void, no articles are mentioned herein or in annexed schedules but such as were destroyed or damaged at the time of said loss; no property saved has in any manner been concealed, and no attempt to deceive the said company, as to the extent of said loss, has in any manner been made. Any other information that may be required will be furnished and considered a part of this proof.

The furnishing of this blank or the preparation of proofs by a representative of the above insurance company is not a waiver of any of its rights

State of Florida Insured: Lakes of the Bay South CDD
County of miami-Dade Insured: [Signature]

Subscribed and sworn to before me this 26 day of February 2024.

[Signature] Notary Public



From: Desiree Blandon
Sent: Friday, April 17, 2026 2:20 PM
To: Jennifer Lora
Subject: Summer swim classes

Hi Jen,

Here's the flyer for swim this summer. Let me know if there's anything else you need from me.



ISR SWIM PROGRAM
Life-Saving Swim Skills Start Here

PROGRAM DETAILS:

 8-Week Program	 Mon - Thurs
 10 Min Per Day	 1-on-1 Lessons

WHY IT WORKS:

- ✓ Build Water Safety Skills
- ✓ Gain Confidence
- ✓ Learn to Survive

STEP UP PROVIDER
We accept Step Up for Students Scholarships!

LIMITED SPOTS AVAILABLE!
Call Today!

 **305-240-0182**
\$150 per week

 **In-Home Lessons Available**



Water and Sewer
3071 SW 38 Avenue
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov
April 9, 2026

LAKES BY THE BAY SOUTH CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761



RE: Underground/Concealed Leak Credit Request
Account Number: 2619231436
Service Address: 21864 SW 93RD PATH

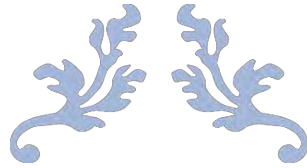
Dear Customer:

This notification serves as confirmation we have reviewed and approved your request for an Underground/Concealed Leak Credit.

Please allow 6-8 weeks for the rebill to be applied to your account and subsequently a revised bill/ bills will be mailed to your billing address. In the interim, during this process your account has been protected from any collection activity.

If you have any questions or need further assistance, please contact the Customer Interface Section at (305) 665-7477 . You may also contact us by email at WASD CustRelations@miamidade.gov.

Maricela Valera, Customer Service Supervisor II
Customer Interface Section, Adjustment Unit
Retail Customer Service Division



LAKES BY THE BAY SOUTH



FIELD REPORT

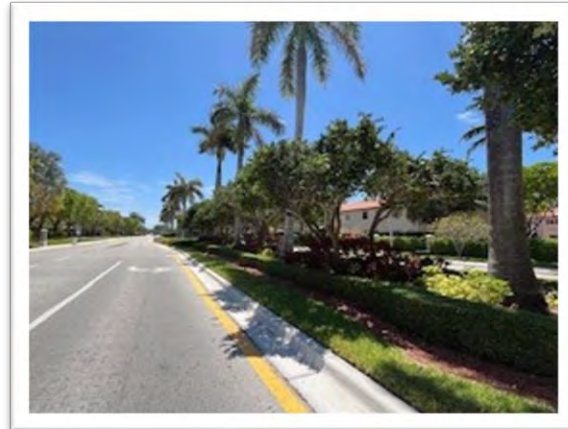
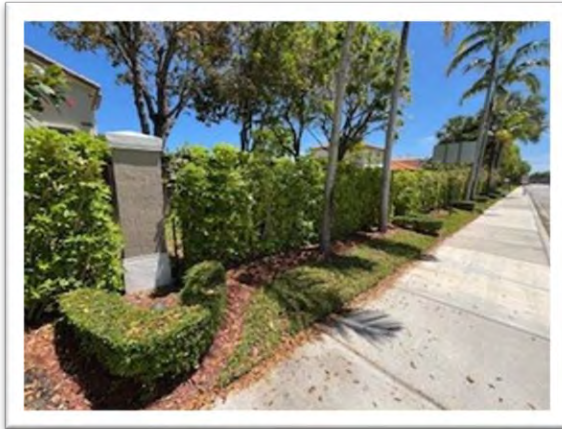


Meeting Date: April 28, 2026

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road, Sunrise, FL 33351**

LANDSCAPING

- Landscaping services were completed by Tony's Landscaping (TL) on February 10th and 24th and March 10th and 24th including but not limited to mowing, edging, trimming, weed control and pest control.
- The April landscaping services are scheduled for the 13th and 27th.
- The new coleus plants were installed at both main entrances.
- The irrigation system is in good working condition. Below you will find a list of some of the repairs completed.
 - Pump #2; zone 6 wiring issue was tracked, and the repairs were completed.
 - Pump #3; zone 4 wiring issue was tracked, and the repairs were completed. The timer was replaced.
 - Pump #4; no repairs.
 - New rain sensors, latches and combination locks were installed at each station.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

*LAKES BY THE BAY SOUTH CDD
(ISLES AT BAYSHORE BY LENNAR)*

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

*LAKES BY THE BAY SOUTH CDD
(ISLES AT BAYSHORE BY LENNAR)*

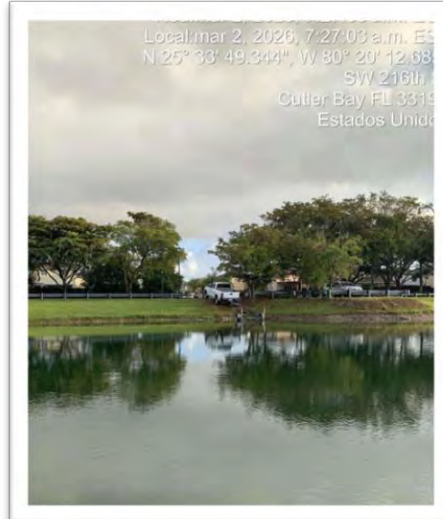
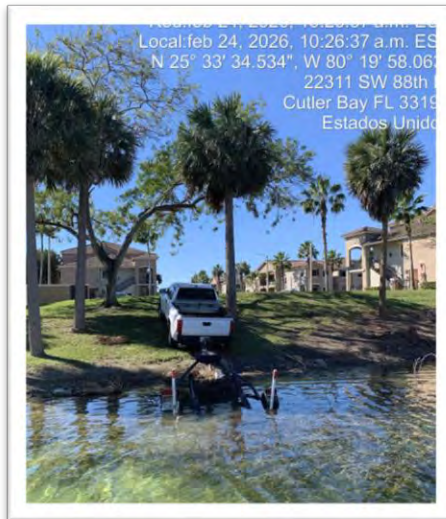
FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

LAKES

- Lake services provided by Eco-Blue Aquatic Services, LLC (EB) on February 24th and March 2nd and 11th. Please see their report for more details.
- EB applied a treatment to control algae, treated the aquatic weeds and removed debris.

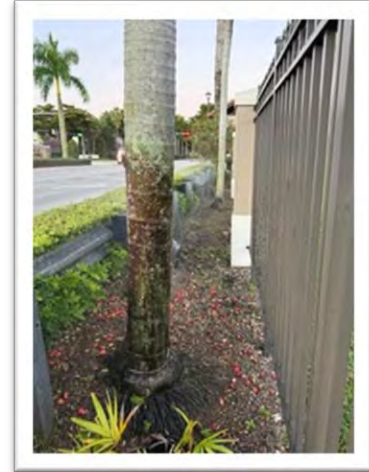


Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

FIELD MAINTENANCE

- Chandler Construction completed the following tasks at the outdoor gym.
 - Paint touch ups throughout the equipment.
 - Removal of the dip station.
 - They installed a new protective plate at the leg press station.
 - A new seat for the bicycle station was ordered.
- FCC completed the column repainting project at both main entrances and exits.

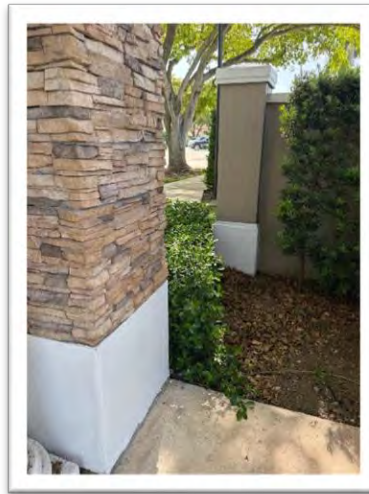
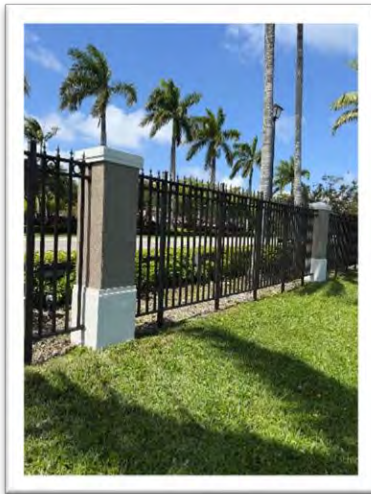


Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

*LAKES BY THE BAY SOUTH CDD
(ISLES AT BAYSHORE BY LENNAR)*

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

*LAKES BY THE BAY SOUTH CDD
(ISLES AT BAYSHORE BY LENNAR)*

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmssf.com
Cell Phone 954.643.5104

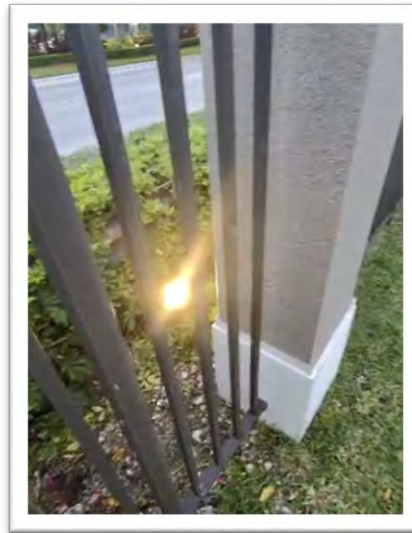


Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

- Reivil Electric completed the following repairs at the main entrances.
 - 88th Place: replaced one landscaping light and two column lights.
 - 93rd Ave: replaced one column light.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

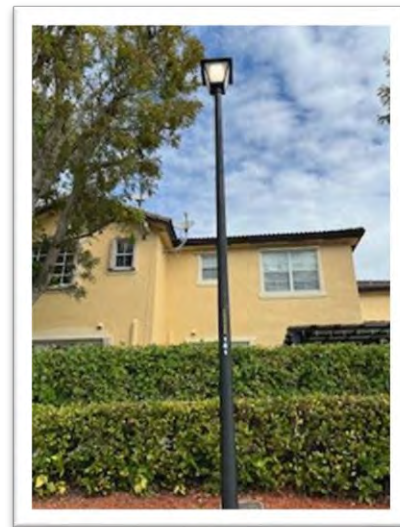
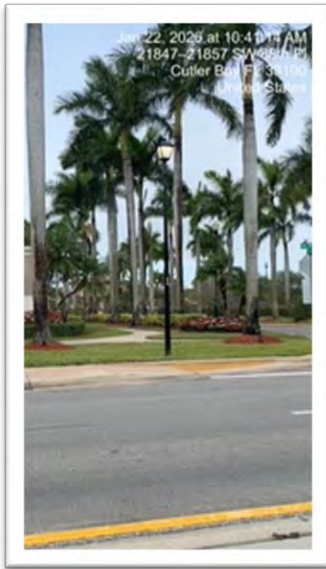
- FCC has installed new lake and Wetland Preserve signs along the lakefront in The Reserves community.
 - FCC also replaced the faded signage at the linear park and the vandalized lamppost #055.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

- Below you will find a list of FPL tickets submitted for repair in March. The repairs may take up to (40) days to be completed.
 - Ticket #73077 & 74145: lamppost 29 is on during the day. A third and fourth ticket was opened.
 - Ticket #73075: lampposts 160 & 161 are on during the day. A third ticket was opened.
 - Ticket #73076: lamppost 49 is off at night.
 - Ticket #73720: lampposts 46, 49 and 52.



Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

*LAKES BY THE BAY SOUTH CDD
(ISLES AT BAYSHORE BY LENNAR)*

FIELD DIVISION REPORT
Jesus Lorenzo
jlorenzo@gmsf.com
Cell Phone 954.643.5104


EXHIBITS

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**



ECO-BLUE

AQUATIC SERVICES, INC.

 **(305) 316-1817**

 **ecoblueaquatic@gmail.com**

CUSTOMER: Lake By The Bay South CDD

DATE: 3/2/2026

WEATHER CONDITIONS: Sunny

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>71.6</u> °F	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
DISSOLVED OXYGEN:	<u>6.4</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
Ph READING:	<u>6.4</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER CLARITY:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER LEVEL:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low

LAKE MANAGEMENT


- ALGAE CONTROL 1,2,3,4
- GRASSES & EMERGENTS
- SUBMERSED AQUATICS 1,2,3,4
- FLOATING PLANTS 1,2,3,4
- DEBRIS 1,2,3,4

The crew applied a treatment to eliminate algae and aquatic vegetation. Garbage accumulation on the shores and cones of the lake were removed. The conditions of the lake are favorable for the development of the ecosystem.



ECO-BLUE

AQUATIC SERVICES, INC.

 (305) 316-1817

 ecoblueaquatic@gmail.com

FISH & WILDLIFE ORSRVATIOM

FISH: Bass Bream Catfish Tilapia Grass carp Mosquito fish

BIRDS: Duck Wood strok Shorebird Wading bird Songbird Gallinuele

REPTILES: Alligator Snake Turtle Lizard Amphibians Insects

NATIVE PLANTS NOTED

Cypress Wax myrtle FL pine Red maple Mangrove Pond apple Oak

Cocoplum Bulrush Blue flag iris Arrowhead Thalia Palm Pickerelweed

Spickerush Buttonbush Eelgrass Cordgrass Spatterdock Ferns Fakahatcheegrass

Baby tears Naiad Chara Duckweed Bacopa Pondweed Bladdewort

INVASIVE & EXOTIC PLANTS NOTED

Melaleuca Pennywort Bischifia Shoebutton Sedge Australian pine

Brazilian peper Earleaf acacia Climbing fern Torpedograss

Air potato Azolla Salvinia Primrose Hydrilla Cattail Floating hearts


Water lettuce Water hyacinth Alligatorweed Hygrophila

We saw ducks and other native birds.



ECO-BLUE

AQUATIC SERVICES, INC.

 **(305) 316-1817**

 **ecoblueaquatic@gmail.com**

CUSTOMER: Lake By The Bay South CDD

DATE: 3/11/2026

WEATHER CONDITIONS: Sunny

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>71.6</u> °F	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
DISSOLVED OXYGEN:	<u>6.4</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
Ph READING:	<u>6.4</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER CLARITY:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER LEVEL:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low

LAKE MANAGEMENT


- ALGAE CONTROL 1,2,3,4
- GRASSES & EMERGENTS
- SUBMERSED AQUATICS 1,2,3,4
- FLOATING PLANTS 1,2,3,4
- DEBRIS 1,2,3,4

The crew applied a treatment to eliminate algae and aquatic vegetation. Garbage accumulation on the shores and cones of the lake were removed. The conditions of the lake are favorable for the development of the ecosystem.



ECO-BLUE

AQUATIC SERVICES, INC.

 (305) 316-1817

 ecoblueaquatic@gmail.com

FISH & WILDLIFE ORSRVATIOM

FISH: Bass Bream Catfish Tilapia Grass carp Mosquito fish

BIRDS: Duck Wood strok Shorebird Wading bird Songbird Gallinuele

REPTILES: Alligator Snake Turtle Lizard Amphibians Insects

NATIVE PLANTS NOTED

Cypress Wax myrtle FL pine Red maple Mangrove Pond apple Oak

Cocoplum Bulrush Blue flag iris Arrowhead Thalia Palm Pickerelweed

Spickerush Buttonbush Eelgrass Cordgrass Spatterdock Ferns Fakahatcheegrass

Baby tears Naiad Chara Duckweed Bacopa Pondweed Bladdewort

INVASIVE & EXOTIC PLANTS NOTED

Melaleuca Pennywort Bischifia Shoebutton Sedge Australian pine

Brazilian peper Earleaf acacia Climbing fern Torpedograss

Air potato Azolla Salvinia Primrose Hydrilla Cattail Floating hearts


Water lettuce Water hyacinth Alligatorweed Hygrophila

We saw ducks and other native birds.



ECO-BLUE

AQUATIC SERVICES, INC.

 **(305) 316-1817**

 **ecoblueaquatic@gmail.com**

CUSTOMER: Lake By The Bay South CDD

DATE: 2/24/2026

WEATHER CONDITIONS: Sunny

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	<u>70.7</u> °F	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
DISSOLVED OXYGEN:	<u>6.5</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
Ph READING:	<u>6.5</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER CLARITY:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low
WATER LEVEL:	<u>Good</u>	<input type="radio"/> High	<input checked="" type="radio"/> Average	<input type="radio"/> Low

LAKE MANAGEMENT


- ALGAE CONTROL 1,2,3,4
- GRASSES & EMERGENTS
- SUBMERSED AQUATICS 1,2,3,4
- FLOATING PLANTS 1,2,3,4
- DEBRIS 1,2,3,4

The crew applied a treatment to eliminate algae and aquatic vegetation. Garbage accumulation on the shores and cones of the lake were removed. The conditions of the lake are favorable for the development of the ecosystem.



ECO-BLUE

AQUATIC SERVICES, INC.

 (305) 316-1817

 ecoblueaquatic@gmail.com

FISH & WILDLIFE ORSERVATIOM

FISH: Bass Bream Catfish Tilapia Grass carp Mosquito fish

BIRDS: Duck Wood strok Shorebird Wading bird Songbird Gallinuele

REPTILES: Alligator Snake Turtle Lizard Amphibians Insects

NATIVE PLANTS NOTED

Cypress Wax myrtle FL pine Red maple Mangrove Pond apple Oak

Cocoplum Bulrush Blue flag iris Arrowhead Thalia Palm Pickerelweed

Spickerush Buttonbush Eelgrass Cordgrass Spatterdock Ferns Fakahatcheegrass

Baby tears Naiad Chara Duckweed Bacopa Pondweed Bladdewort

INVASIVE & EXOTIC PLANTS NOTED

Melaleuca Pennywort Bischifia Shoebutton Sedge Australian pine

Brazilian peper Earleaf acacia Climbing fern Torpedogross

Air potato Azolla Salvinia Primrose Hydrilla Cattail Floating hearts

Water lettuce Water hyacinth Alligatorweed Hygrophila

We saw ducks and other native birds.

Lakes by the Bay South
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
	Checks	
2/18/26	6079-6089	\$12,158.50
2/24/26	6090-6097	\$11,088.96
3/3/26	6098-6103	\$44,300.38
3/10/26	6104-6113	\$61,389.67
3/18/26	6114-6122	\$45,088.64
3/25/26	6123-6130	\$21,922.91
4/1/26	6131-6141	\$25,247.35
4/8/26	6142-6150	\$46,682.52
TOTAL		\$267,878.93

Date	Check Numbers	Amount
	ACH	
2/18/26	800005	\$151.40
2/28/26	800006	\$709.19
3/31/26	800007	\$860.59
TOTAL		\$1,721.18

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
2/18/26	00219	1/31/26	569714	202601	320	57200	46004			*	264.01		
			SVCS 01/26										
		2/06/26	569945	202602	320	57200	46004			*	106.32		
			SVCS 02/26										
		1/31/26	569714	202601	320	57200	46004			V	264.01-		
			SVCS 01/26										
		2/06/26	569945	202602	320	57200	46004			V	106.32-		
			SVCS 02/26										
AIRSTRON, INC-DADE												.00	006079
2/18/26	00128	2/04/26	8974	202601	310	51300	31100			*	438.75		
			SVCS 01/26										
ALVAREZ ENGINEERS, INC.												438.75	006080
2/18/26	00039	1/31/26	197059	202601	310	51300	31500			*	3,382.50		
			SVCS 01/26										
BILLING COCHRAN PA												3,382.50	006081
2/18/26	00207	2/14/26	21426	202602	320	57200	46000			*	775.00		
			SAND/GRIND RUST SPOT 2/26										
CHANDLER CONTRACTORS INC.												775.00	006082
2/18/26	00196	2/07/26	76760458	202602	320	57200	46000			*	225.00		
			REPAIRS 02/26										
FCC CARPENTRY& GENERAL PAINTING LLC												225.00	006083
2/18/26	00002	2/10/26	91711438	202601	310	51300	42000			*	21.50		
			DELIVERY THRU 01/29/26										
FEDEX												21.50	006084
2/18/26	00126	2/09/26	70608	202602	320	57200	46001			*	190.00		
			PREVENTIVE MAINT 02/26										
THE FITNESS SOLUTION, INC.												190.00	006085
2/18/26	00030	2/13/26	40144-01	202601	330	53800	43000			*	67.10		
			SVCS 01/26										
FLORIDA POWER & LIGHT COMPANY												67.10	006086
2/18/26	00085	2/06/26	26192314	202601	320	57200	43100			*	5,992.04		
			SVCS 01/26										
		2/06/26	48057014	202601	330	53800	43100			*	36.20		
			SVCS 01/26										
MIAMI-DADE WATER AND SEWER DEPT												6,028.24	006087
2/18/26	00118	2/07/26	60554495	202602	320	57200	51000			*	20.08		
			SUPPLIES 02/26										
STAPLES												20.08	006088
LBS LAKES BAY STH JWASSERMAN													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/18/26	00219	1/31/26 569714	202601 320-57200-46004		*	854.01		
		SVCS 01/26						
		2/06/26 569945	202602 320-57200-46004		*	156.32		
		SVCS 02/26						
AIRSTRON, INC-DADE							1,010.33	006089
2/24/26	00187	2/17/26 6710-2	202602 330-53800-46000		*	50.00		
		PARKING CENTER CAMERA						
		2/17/26 6721-1	202602 330-53800-46000		*	136.00		
		MONDAY PMSA 02/26						
		2/17/26 6728-1	202602 330-53800-46000		*	80.75		
		W RESIDET LANE HIT 2/26						
		2/17/26 6736-1	202602 330-53800-46000		*	142.50		
		E VISITOR LANE HIT 02/26						
		2/17/26 6738-1	202602 330-53800-46000		*	142.50		
		W RESIDENT LANE HIT 2/26						
		2/17/26 6744-1	202602 330-53800-46000		*	220.00		
		MONDAY PMSA 02/26						
DML SECURITY SYSTEMS							771.75	006090
2/24/26	00196	2/20/26 76760460	202602 320-53800-46000		*	2,316.00		
		50%DEPOSIT 02/26						
		2/20/26 76760461	202602 320-53800-46000		*	904.24		
		50%B DEPOSIT 02/26						
		2/20/26 76760462	202602 320-57200-46000		*	445.00		
		50% DEPOSIT 02/26						
		2/20/26 76760463	202602 320-57200-46000		*	543.50		
		50% DEPOSIT 02/26						
		2/20/26 76760464	202602 320-57200-46005		*	488.50		
		50% DEPOSIT 02/26						
		2/20/26 76760465	202602 330-53800-46000		*	745.20		
		50% DEPOSIT 02/26						
FCC CARPENTRY& GENERAL PAINTING LLC							5,442.44	006091
2/24/26	00002	2/17/26 91804123	202602 310-51300-42000		*	67.27		
		DELIVERY THRU 02/10/26						
FEDEX							67.27	006092
2/24/26	00126	2/17/26 70836	202602 320-57200-46001		*	778.00		
		TREADMILL 02/26						
THE FITNESS SOLUTION, INC.							778.00	006093
2/24/26	00030	2/17/26 40143-01	202601 330-53800-43000		*	140.06		
		SVCS 01/26						
		2/17/26 40143-01	202601 320-57200-43000		*	3,240.18		
		SVCS 01/26						
FLORIDA POWER & LIGHT COMPANY							3,380.24	006094
LBS LAKES BAY STH JWASSERMAN								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/24/26	00191	2/18/26	47833637	202602	320	57200	51000		SUPPLIES 02/26 QUILL CORPORATION	*	83.96	83.96	006095
2/24/26	00260	2/18/26	145120	202602	320	57200	45301		REPAIR LIGHTING 02/26 REIVIL SERVICE AND REPAIR LLC	*	185.00	185.00	006096
2/24/26	00077	1/06/26	15674	202601	320	57200	52001		DELIVERY SVCS 01/26	*	215.30		
		2/19/26	15722	202601	320	57200	52001		REPAIR UMBRELLA PULLEY ROBERTS ALUMINUM FURNITURE	*	165.00	380.30	006097
3/03/26	00027	3/01/26	5891	202603	320	53800	46800		LAKE MAINT MARCH 2026 ECO BLUE AQUATICS SERVICES, INC.	*	800.00	800.00	006098
3/03/26	00262	2/03/26	0174	202602	320	53800	46801		ENGINEERING DESIGN FEES GARNET ENGINEERING&CONTRACTING LLC	*	18,500.00	18,500.00	006099
3/03/26	00143	2/23/26	41340998	202602	320	57200	42500		COPIER LEASE FEB 2026 GREATAMERICA FINANCIAL SVCS.	*	137.28	137.28	006100
3/03/26	00276	2/23/26	5250	202602	320	57200	45301		CRACKS REPAIR	*	1,658.00		
		2/23/26	5250	202602	320	57200	45301		VACCUM PUMP WORK AREA IVERO POOLS LLC	*	1,496.00	3,154.00	006101
3/03/26	00273	3/01/26	40	202603	320	57200	45300		POOL SERVICE MARCH 2026 PATAGONIA POOLS LLC	*	3,500.00	3,500.00	006102
3/03/26	00157	3/01/26	31030126	202603	320	53800	46200		LANDSCAPE MAINT MAR 2026	*	15,500.10		
		3/01/26	33030126	202603	320	57200	46200		LANDSCAPE MAINT MAR 2026 TONY'S NURSERY & GARDEN	*	2,709.00	18,209.10	006103
3/10/26	00219	3/01/26	571210	202603	320	57200	46004		MAINT 03/26 AIRSTRON, INC-DADE	*	490.00	490.00	006104

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/10/26	00039	2/28/26 197454	202602 310-51300-31500 SVCS 02/26	BILLING COCHRAN PA	*	2,365.00	2,365.00 006105
3/10/26	00187	2/24/26 6745-1	202602 330-53800-46000 OPERATOR REPAIR 02/26		*	1,958.00	
		2/24/26 6758-1	202602 320-53800-46000 MONDAY PMSA 02/26		*	220.00	
		2/24/26 6761-1	202602 330-53800-46000 BUS HIT 02/26		*	232.50	
		3/04/26 6786	202602 330-53800-34501 MONITORING 02/26		*	11,500.00	
		3/04/26 6787	202602 330-53800-34504 POOL VIDEO EQUIPMENT 2/26		*	1,225.00	
		3/04/26 6788	202602 320-57200-34500 GYM/ROAD VIDEO 02/26		*	995.00	
		3/04/26 6789	202602 320-57200-34504 MONITORING SVCS 02/26	DML SECURITY SYSTEMS	*	720.00	16,850.50 006106
3/10/26	00104	3/01/26 11129830	202603 320-57200-34200 MGMT FEE 03/26		*	25,192.00	
		3/01/26 11129830	202603 330-53800-34000 MGMT FEE 03/26	FIRSTSERVICE RESIDENTIAL, INC.	*	2,000.00	27,192.00 006107
3/10/26	00055	2/28/26 01-57667	202602 320-57200-46003 SVCS 02/26		*	65.00	
				GLOBAL PEST CONTROL & LAWN CARE SVC			65.00 006108
3/10/26	00016	3/01/26 20181399	202603 320-53800-34000 FIELD SVCS 03/26		*	2,729.92	
		3/01/26 20181400	202603 310-51300-34000 MGMT FEE 03/26		*	6,040.92	
		3/01/26 20181400	202603 310-51300-31300 DISSEMINATION AGENT SVCS		*	458.33	
		3/01/26 20181400	202603 310-51300-50000 WEB ADMIN 03/26		*	300.00	
		3/01/26 20181400	202603 310-51300-42000 POSTAGE&DELIVERY 03/26		*	30.34	
		3/01/26 20181400	202603 310-51300-42500 COPIES 03/26	GOVERNMENTAL MANAGEMENT SERVICES -	*	3.60	9,563.11 006109
3/10/26	00010	3/02/26 28827	202603 310-51300-32200 AUDIT FYE 09/30/25	GRAU & ASSOCIATES	*	4,300.00	4,300.00 006110
				LBS LAKES BAY STH JWASSERMAN			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/26	00118	2/28/26	60573213	202602	320-57200-51000		SUPPLIES 02/26	*	253.76		
		3/07/26	60580550	202603	320-57200-52000		SUPPLIES 03/26	*	55.14		
										308.90	006111
3/10/26	00092	1/01/26	74889	202601	320-57200-34501		ALARM RENEWAL 01/26	*	25.00		
										25.00	006112
3/10/26	00270	3/03/26	00100366	202603	320-57200-41000		03/26 SVCS	*	230.16		
										230.16	006113
3/18/26	00219	3/05/26	572321	202603	320-57200-46004		PREVENTIVE MAINT 03/26	*	185.72		
										185.72	006114
3/18/26	00240	2/02/26	2254	202602	320-57200-46002		JANITORIAL SVCS 02/26	*	5,050.00		
		2/02/26	2254	202602	330-53800-46001		JANITORIAL SVCS 02/26	*	50.00		
		3/02/26	2263	202603	320-57200-46002		JANITORIAL SVCS 03/26	*	5,050.00		
		3/02/26	2263	202603	330-53800-46001		JANITORIAL SVCS 03/26	*	50.00		
										10,200.00	006115
3/18/26	00128	3/03/26	9040	202602	310-51300-31100		SVCS 02/26	*	506.25		
										506.25	006116
3/18/26	00187	3/12/26	6796-1	202603	330-53800-46000		W BARRIER ARM HIT 03/26	*	267.50		
		3/12/26	6798-1	202603	330-53800-46000		MONDAY PMSA 03/26	*	212.00		
										479.50	006117
3/18/26	00196	3/12/26	76760461	202603	320-53800-46000		FINAL PAYMENT 03/26	*	904.24		
		3/12/26	76760466	202603	320-57200-46000		REPAIRS 03/26	*	498.00		
		3/16/26	76760462	202603	320-57200-46000		FINAL PAYMENT 03/26	*	445.00		
		3/16/26	76760464	202603	320-57200-46005		FINAL PAYMENT 03/26	*	488.50		
										2,335.74	006118

LBS LAKES BAY STH JWASSERMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/18/26	00126	3/05/26	71102	202603 320-57200-46001		*	190.00		
			MAINT 03/26						
		3/10/26	71214	202603 320-57200-46001		*	257.33		
			POP PIN PARTS 03/26						
								447.33	006119

3/18/26	00030	3/13/26	40144-02	202602 330-53800-43000		*	107.34		
			SVCS 02/26						
								107.34	006120

3/18/26	00168	3/05/26	5960	202603 320-57200-49400		*	7,550.00		
			EASTER SPRING FEST 3/26						
		3/05/26	5961	202603 320-57200-49400		*	1,575.00		
			CRAZY BINGO NIGHT 04/26						
								9,125.00	006121

3/18/26	00157	3/17/26	3031726	202602 320-53800-46210		*	3,300.16		
			FUMIGATION 02/26						
		3/17/26	3031726-	202603 320-53800-46210		*	18,401.60		
			CLEANING 2 TRUCKS 2/26						
								21,701.76	006122

3/25/26	00187	3/18/26	6831-1	202603 330-53800-46000		*	142.50		
			E RIGHT EXIT HIT 03/26						
		3/18/26	6841-1	202603 330-53800-46000		*	508.50		
			E RIGHT EXIT 03/26						
		3/18/26	6852-1	202603 330-53800-46000		*	142.50		
			E RESIDENT ENTRANCE 03/26						
		3/23/26	6832-1	202603 330-53800-46000		*	388.87		
			MONDAY PMSA 03/26						
		3/23/26	6853-1	202603 330-53800-46000		*	142.50		
			W RESIDENT HIT 03/26						
		3/23/26	6854-1	202603 330-53800-46000		*	252.50		
			W ENTRANCE HIT 03/26						
		3/23/26	6867	202603 320-57200-34504		*	720.00		
			MONITORING POOL 03/26						
		3/23/26	6868	202603 320-57200-34500		*	995.00		
			VIDEO SURVEILANCE 03/26						
		3/23/26	6869	202603 330-53800-34504		*	1,225.00		
			POOL VIDEO 03/26						
		3/23/26	6870	202603 330-53800-34501		*	11,500.00		
			MONITORING SVCS 03/26						
		3/23/26	6871-1	202603 330-53800-46000		*	1,072.00		
			1ST QRT PMSA 03/26						
								17,089.37	006123

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/25/26	00196	3/23/26	76760463	202603		320-57200-46000				*	543.50		
			DEPOSIT 03/26										
		3/23/26	76760463	202603		320-57200-46000				V	543.50-		
			DEPOSIT 03/26										
FCC CARPENTRY& GENERAL PAINTING LLC												.00	006124
3/25/26	00002	3/17/26	92167225	202603		310-51300-42000				*	96.62		
			DELIVERY THRU 03/11/26										
FEDEX												96.62	006125
3/25/26	00273	4/01/26	42	202604		320-57200-45300				*	3,500.00		
			POOL SVCS 04/26										
PATAGONIA POOLS LLC												3,500.00	006126
3/25/26	00191	2/17/26	47816839	202602		320-57200-52000				*	14.29		
			SUPPLIES 02/26										
		2/17/26	47818358	202602		320-57200-52000				*	24.59		
			SUPPLIES 02/26										
		3/09/26	48080392	202603		320-57200-52000				*	24.59		
			SUPPLIES 03/26										
		3/09/26	48087890	202603		320-57200-52000				*	89.22		
			SUPPLIES 03/26										
		3/09/26	48089781	202603		320-57200-52000				*	37.99		
			SUPPLIES 03/26										
		3/12/26	48147408	202603		320-57200-52000				*	30.58		
			SUPPLIES 03/26										
QUILL CORPORATION												221.26	006127
3/25/26	00118	3/21/26	60589860	202603		320-57200-51000				*	253.76		
			SUPPLIES 03/26										
STAPLES												253.76	006128
3/25/26	00196	3/23/26	76760463	202603		320-57200-46000				*	543.50		
			FINAL PAYMENT 03/26										
FCC CARPENTRY& GENERAL PAINTING LLC												543.50	006129
3/25/26	00186	3/25/26	03252026	202603		320-57200-52000				*	218.40		
			CLUBHOUSE SUPPLIES										
JENNIFER LORA												218.40	006130
4/01/26	00265	3/25/26	00004-03	202603		320-57200-49400				*	1,170.00		
			V CANDLE WORKSHOP 03/26										
MICHELLE ALIX												1,170.00	006131
4/01/26	00093	3/26/26	28211	202603		320-57200-34503				*	270.00		
			SVCS 03/13-03/26/26										
DELTA FIVE SECURITY												270.00	006132

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/26	00196	3/25/26	76760468	202603	320	53800	46000		PAINT 03/26	*	843.00		
		3/25/26	76760469	202603	320	53800	46000		50% DEPOSIT 03/26	*	962.42		
		3/26/26	76760467	202603	320	53800	46000		50% DEPOSIT 03/26	*	920.00		
		3/30/26	7676.471	202603	320	57200	46000		CLEAN OUT OLD PAINT 3/26	*	390.00		
		3/30/26	76760470	202603	320	57200	46000		NO PARKING SIGNS 03/26	*	264.63		
FCC CARPENTRY& GENERAL PAINTING LLC												3,380.05	006133
4/01/26	00002	3/24/26	92254587	202603	310	51300	42000		DELIVERY THRU 03/18/26	*	22.44		
FEDEX												22.44	006134
4/01/26	00126	3/24/26	71246	202603	320	57200	46001		TROUBLESHOOT ERRORS 03/26	*	200.00		
THE FITNESS SOLUTION, INC.												200.00	006135
4/01/26	00030	3/23/26	27426-02	202602	330	53800	43000		SVCS 02/26	*	34.99		
		3/23/26	37428-02	202602	330	53800	43000		SVCS 02/26	*	33.49		
FLORIDA POWER & LIGHT COMPANY												68.48	006136
4/01/26	00055	3/25/26	01-57880	202603	320	57200	46003		SVCS 03/26	*	65.00		
GLOBAL PEST CONTROL & LAWN CARE SVC												65.00	006137
4/01/26	00143	3/26/26	41585540	202603	320	57200	42500		COPIER LEASE 03/26	*	137.28		
GREATAMERICA FINANCIAL SVCS.												137.28	006138
4/01/26	00267	3/31/26	1048	202603	320	57200	49400		VIDEO EASTER 2026	*	350.00		
MAD FREDDY LLC												350.00	006139
4/01/26	00168	3/19/26	5984	202603	320	57200	49400		2 MINNIONS/PARTY 03/26	*	1,375.00		
RECREA GROUP INC												1,375.00	006140
4/01/26	00157	4/01/26	31040126	202604	320	53800	46200		LANDSCAPE MAINT 04/26	*	15,500.10		
		4/01/26	33040126	202604	320	57200	46200		LANDSCAPE MAINT 04/26	*	2,709.00		
TONY'S NURSERY & GARDEN												18,209.10	006141
LBS LAKES BAY STH JWASSERMAN													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/08/26	00219	3/30/26	573732	202603 320-57200-46004		*	1,186.00		
			SVCS 03/26						
		3/30/26	573742	202603 320-57200-46004		*	225.52		
			SVCS/PRESSURE SWITCH 3/26						
		4/01/26	574472	202604 320-57200-46004		*	490.00		
			PREVENTATIVE MAINT 4/26						
		3/30/26	573732	202603 320-57200-46004		V	1,186.00-		
			SVCS 03/26						
		3/30/26	573742	202603 320-57200-46004		V	225.52-		
			SVCS/PRESSURE SWITCH 3/26						
		4/01/26	574472	202604 320-57200-46004		V	490.00-		
			PREVENTATIVE MAINT 4/26						
AIRSTRON, INC-DADE								.00	006142
4/08/26	00240	4/01/26	2272	202604 320-57200-46002		*	5,050.00		
			JANITORIAL SVCS 04/26						
		4/01/26	2272	202604 330-53800-46001		*	50.00		
			JANITORIAL SVCS 04/26						
ALL PROFESSIONAL CLEANING LLC								5,100.00	006143
4/08/26	00027	4/01/26	5935	202604 320-53800-46800		*	800.00		
			LAKE MAINT 04/26						
ECO BLUE AQUATICS SERVICES, INC.								800.00	006144
4/08/26	00196	4/01/26	76760472	202604 320-57200-46000		*	498.00		
			LED BULB REPLACED 04/26						
FCC CARPENTRY& GENERAL PAINTING LLC								498.00	006145
4/08/26	00002	3/31/26	92354250	202603 310-51300-42000		*	48.10		
			DELIVERY THRU 03/25/26						
FEDEX								48.10	006146
4/08/26	00104	4/01/26	11139540	202604 320-57200-34200		*	25,192.00		
			MGMT FEE 04/26						
		4/01/26	11139540	202604 330-53800-34000		*	2,000.00		
			MGMT FEE 04/26						
FIRSTSERVICE RESIDENTIAL, INC.								27,192.00	006147
4/08/26	00016	4/01/26	20181401	202604 320-53800-34000		*	2,729.92		
			FIELD SVCS 04/26						
		4/01/26	20181402	202604 310-51300-34000		*	6,040.92		
			MGMT FEE 04/26						
		4/01/26	20181402	202604 310-51300-31300		*	458.33		
			DISSEMINATION AGENT SVCS						
		4/01/26	20181402	202604 310-51300-50000		*	300.00		
			WEB ADMIN 04/26						

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/01/26		20181402	202604 310-51300-51000	OFFICE SUPPLIES 04/26	*	.15	
4/01/26		20181402	202604 310-51300-42000	POSTAGE&DELIVERY 04/26	*	53.58	
							9,582.90 006148

4/08/26	00260	4/01/26 145122	202604 320-57200-46000	SVCS 04/26 POOL AREA	*	250.00	
							250.00 006149

4/08/26	00219	3/30/26 573732	202603 320-57200-46004	SVCS 03/26	*	1,186.00	
		3/30/26 573742	202603 320-57200-46004	SVCS/PRESSURE SWITCH 3/26	*	1,535.52	
		4/01/26 574472	202604 320-57200-46004	PREVENTATIVE MAINT 4/26	*	490.00	
							3,211.52 006150

						TOTAL FOR BANK A	267,878.93
						TOTAL FOR REGISTER	267,878.93

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/18/26	00061	1/16/26 0463356-	202601 330-53800-41005		*	151.40	
		SVCS 01/26		COMCAST - AUTOPAY			151.40 800005
2/28/26	00061	1/21/26 0384237-	202602 320-57200-41000		*	433.37	
		SVCS 02/26					
		2/01/26 6535605-	202602 330-53800-41005		*	275.82	
		SVCS 02/26		COMCAST - AUTOPAY			709.19 800006
3/31/26	00061	2/16/26 0463346-	202603 330-53800-41005		*	151.40	
		SVCS 03/26					
		2/21/26 0384237-	202603 320-57200-41000		*	433.37	
		SVCS 03/26					
		3/01/26 6535605-	202603 330-53800-41005		*	275.82	
		SVCS 03/26		COMCAST - AUTOPAY			860.59 800007
TOTAL FOR BANK Z						1,721.18	
TOTAL FOR REGISTER						1,721.18	

Lakes by the Bay South
Community Development District

Unaudited Financial Reporting
March 31, 2026



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2-3	<hr/>	<u>General Fund</u>
4	<hr/>	<u>Debt Service Fund Series 2022</u>
5	<hr/>	<u>Debt Service Fund Series 2024</u>
6-8	<hr/>	<u>Month to Month</u>
9	<hr/>	<u>Long Term Debt Report</u>
10	<hr/>	<u>Assessment Receipt Schedule</u>

Lakes by the Bay South

Community Development District

Balance Sheet

March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 104,781	\$ -	\$ 104,781
Petty Cash	654	-	654
Due from General Fund	-	262,585	262,585
Investments:			
State Board of Administration - Surplus	1,237,419	-	1,237,419
State Board of Administration - Field Reserves	230,585	-	230,585
State Board of Administration - Clubhouse Reserves	192,225	-	192,225
BankUnited Money Market	1,067,391	-	1,067,391
Series 2022			
Interest	-	109	109
Revenue	-	1,343,173	1,343,173
Sinking	-	85	85
Series 2024			
Interest	-	111	111
Revenue	-	1,039,382	1,039,382
Deposits-Electric	6,000	-	6,000
Total Assets	\$ 2,839,055	\$ 2,645,526	\$ 5,484,581
Liabilities:			
Accounts Payable	\$ 6,277	\$ -	\$ 6,277
Due to Debt Service	262,585	-	262,585
Total Liabilities	\$ 268,862	\$ -	\$ 268,862
Fund Balance:			
Nonspendable:			
Deposits	\$ 6,000	\$ -	\$ 6,000
Restricted for:			
Debt Service	-	2,645,526	2,645,526
Unassigned	2,564,193	-	2,564,193
Total Fund Balances	\$ 2,570,193	\$ 2,645,526	\$ 5,215,719
Total Liabilities & Fund Balance	\$ 2,839,055	\$ 2,645,526	\$ 5,484,581

Lakes by the Bay South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Through 03/31/26	Through 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,794,376	\$ 1,794,376	\$ 1,686,019	\$ (108,357)
Interest Income	75,000	37,500	40,799	3,299
Clubhouse Income	30,000	15,000	20,411	5,411
Other Income	-	-	33,872	33,872
Total Revenues	\$ 1,899,376	\$ 1,846,876	\$ 1,781,100	\$ (65,776)
Expenditures:				
General and Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 4,400	\$ 1,600
FICA Taxes	918	459	337	122
Engineering	16,000	8,000	3,069	4,931
Attorney	47,000	23,500	12,553	10,948
Annual Audit	4,300	2,150	4,300	(2,150)
Assessment Roll Administration	2,000	2,000	2,000	-
Arbitrage Calculation	1,200	1,200	550	650
Dissemination Agent	5,500	2,750	2,750	0
Trustee Fees	7,500	3,750	-	3,750
Management Fees	72,491	36,246	36,246	0
Website Maintenance	3,600	1,800	1,800	-
Postage and Delivery	1,500	750	762	(12)
Insurance General Liability	16,918	16,918	15,470	1,448
Printing and Binding	750	375	11	364
Legal Advertising	1,500	750	-	750
Other Current Charges	1,000	500	468	32
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 194,352	\$ 107,323	\$ 84,889	\$ 22,434
Operations and Maintenance				
Field Expenditures				
Field Management	\$ 32,759	\$ 16,380	\$ 16,380	\$ 0
Remote Gym and Entrance Road Video Surveillance (DML)	14,700	7,350	5,970	1,380
General Maintenance	23,084	11,542	9,197	2,345
Landscape Maintenance	186,001	93,001	93,001	(0)
Landscape - Extra to Contract	50,000	25,000	12,563	12,437
SFWMD Buffer Area Maintenance	-	-	28,602	(28,602)
Mulch	23,000	23,000	27,802	(4,802)
Tree Trimming	60,000	60,000	129,951	(69,951)
Lake Maintenance	9,600	4,800	4,954	(154)
Contingency	20,000	10,000	-	10,000
Pressure Washing	20,000	16,225	16,225	-
Culvert Cleaning/Inspection	20,000	20,000	20,650	(650)
Holiday Decorations	38,276	38,276	32,193	6,083
Cleaning Reserve Area	48,280	48,280	86,761	(38,481)
Subtotal Field Expenditures	\$ 545,700	\$ 373,853	\$ 484,247	\$ (110,394)

Lakes by the Bay South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended March 31, 2026

	Adopted Budget	Prorated Budget Through 03/31/26	Actual Through 03/31/26	Variance
Security Gate Service Expenditures				
Security (DML)	\$ 138,000	\$ 69,000	\$ 69,000	\$ -
Security-Roving Guard	10,000	5,000	-	5,000
Enhanced Security	15,000	7,500	-	7,500
Transponders	8,500	4,250	-	4,250
Management Fees	24,000	12,000	12,000	-
Gate Access System Repairs and Maintenance	46,000	23,000	17,640	5,360
Guardhouse Repairs and Maintenance	5,000	2,500	-	2,500
Electric	4,000	2,000	1,197	803
Water	1,500	750	144	606
Phone and Internet Service	5,000	2,500	2,489	11
Janitorial Services	600	300	300	-
Subtotal Security Gate Service Expenditures	\$ 257,600	\$ 128,800	\$ 102,770	\$ 26,030
Clubhouse Expenditures				
Alarm Monitoring	\$ 1,200	\$ 600	\$ 565	\$ 35
Pool Video and Clubhouse Exterior Camera Surveillance (DML)	23,340	11,670	10,950	720
Security - Roving Guard	8,000	4,000	975	3,025
Air Conditioning Maint Contract and Repairs	10,000	5,000	7,624	(2,624)
Fitness Equipment Maintenance and Repairs	8,000	4,000	4,302	(302)
Electric	42,000	21,000	11,099	9,901
Property Insurance	53,968	53,968	50,824	3,144
Flood Insurance	19,039	19,039	18,760	279
Janitorial Maintenance	60,600	30,300	30,300	-
Janitorial Supplies	6,000	3,000	2,609	391
Landscape Maintenance	32,508	16,254	16,254	-
Landscape Replacement	10,000	5,000	-	5,000
Office Equipment Maintenance	2,000	1,000	834	166
Management Fees	302,304	151,152	151,152	-
Office Supplies/Clubhouse Supplies	7,500	3,750	1,819	1,931
Pest Control	1,000	500	390	110
Pool and Spa Maintenance	39,000	19,500	21,000	(1,500)
Pool Repairs	20,000	10,000	29,459	(19,459)
Repairs and Maintenance	60,000	30,000	11,600	18,400
Special Events	60,000	30,000	54,332	(24,332)
Cable/Internet	6,300	3,150	2,982	168
Trash Collection	1,500	1,500	1,442	58
Water and Sewer	25,000	12,500	27,666	(15,166)
Window Cleaning/Pressure Cleaning	3,500	1,750	2,053	(303)
Holiday Decorations	31,724	31,724	28,025	3,699
Contingency	10,000	10,000	31,800	(21,800)
Capital Reserves	60,000	30,000	-	30,000
Subtotal Clubhouse Expenditures	\$ 904,483	\$ 510,357	\$ 518,815	\$ (8,458)
Total Operations and Maintenance	\$ 1,707,783	\$ 1,013,010	\$ 1,105,833	\$ (92,822)
Total Expenditures	\$ 1,902,136	\$ 1,120,333	\$ 1,190,722	\$ (70,389)
Excess (Deficiency) of Revenues over Expenditures	\$ (2,760)	\$ 726,543	\$ 590,379	\$ (136,164)
Fund Balance - Beginning			\$ 1,979,814	
Fund Balance - Ending			\$ 2,570,193	

Lakes by the Bay South

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended March 31, 2026

	Adopted Budget	Prorated Budget Through 03/31/26	Actual Through 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,382,295	\$ 1,382,295	\$ 1,298,822	\$ (83,473)
Interest Income	-	-	14,124	14,124
Total Revenues	\$ 1,382,295	\$ 1,382,295	\$ 1,312,946	\$ (69,349)
Expenditures:				
Interest - 11/1	\$ 331,447	\$ 331,447	\$ 331,447	\$ -
Interest - 5/1	331,447	-	-	-
Principal - 5/1	731,000	-	-	-
Total Expenditures	\$ 1,393,893	\$ 331,447	\$ 331,447	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (11,598)	\$ 1,050,849	\$ 981,500	\$ (69,349)
Net Change in Fund Balance	\$ (11,598)	\$ 1,050,849	\$ 981,500	\$ (69,349)
Fund Balance - Beginning			\$ 508,260	
Fund Balance - Ending			\$ 1,489,760	

Lakes by the Bay South

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended March 31, 2026

	Adopted Budget	Prorated Budget Through 03/31/26	Actual Through 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,097,122	\$ 1,097,122	\$ 1,030,870	\$ (66,252)
Interest Income	1,000	500	10,197	9,697
Total Revenues	\$ 1,098,122	\$ 1,097,622	\$ 1,041,066	\$ (56,556)
Expenditures:				
Interest - 11/1	\$ 197,500	\$ 197,500	\$ 197,500	\$ -
Interest - 5/1	197,500	-	-	-
Principal - 5/1	710,000	-	-	-
Total Expenditures	\$ 1,105,000	\$ 197,500	\$ 197,500	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (6,878)	\$ 900,122	\$ 843,566	\$ (56,556)
Net Change in Fund Balance	\$ (6,878)	\$ 900,122	\$ 843,566	\$ (56,556)
Fund Balance - Beginning			\$ 312,199	
Fund Balance - Ending			\$ 1,155,766	

Lakes by the Bay South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 243,763	\$ 1,341,608	\$ 52,375	\$ 21,895	\$ 26,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,686,019
Interest Income	5,897	4,722	5,643	8,475	7,618	8,444	-	-	-	-	-	-	40,799
Clubhouse Income	-	14,690	-	-	5,006	715	-	-	-	-	-	-	20,411
Other Income	1,200	600	-	-	1,894	30,178	-	-	-	-	-	-	33,872
Total Revenues	\$ 7,097	\$ 263,775	\$ 1,347,250	\$ 60,850	\$ 36,413	\$ 65,715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,781,100
Expenditures:													
General and Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,800	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
FICA Taxes	77	138	-	61	-	61	-	-	-	-	-	-	337
Engineering	2,124	-	-	-	439	506	-	-	-	-	-	-	3,069
Attorney	3,665	2,640	500	3,383	2,365	-	-	-	-	-	-	-	12,553
Annual Audit	-	-	-	-	-	4,300	-	-	-	-	-	-	4,300
Assessment Roll Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Arbitrage Calculation	550	-	-	-	-	-	-	-	-	-	-	-	550
Dissemination Agent	458	458	458	458	458	458	-	-	-	-	-	-	2,750
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,041	6,041	6,041	6,041	6,041	6,041	-	-	-	-	-	-	36,246
Website Maintenance	300	300	300	300	300	300	-	-	-	-	-	-	1,800
Postage and Delivery	177	104	79	90	115	198	-	-	-	-	-	-	762
Insurance General Liability	15,470	-	-	-	-	-	-	-	-	-	-	-	15,470
Printing and Binding	4	-	-	-	4	4	-	-	-	-	-	-	11
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	100	142	55	50	50	71	-	-	-	-	-	-	468
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,140	\$ 11,623	\$ 7,433	\$ 11,183	\$ 9,771	\$ 12,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,889

Lakes by the Bay South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Field Management	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ 2,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,380
Remote Gym and Entrance Road Video Surveillance (DM)	995	995	995	995	995	995	-	-	-	-	-	-	5,970
General Maintenance	954	-	-	988	3,625	3,630	-	-	-	-	-	-	9,197
Landscape Maintenance	15,500	15,500	15,500	15,500	15,500	15,500	-	-	-	-	-	-	93,001
Landscape - Extra to Contract	-	9,263	3,300	-	-	-	-	-	-	-	-	-	12,563
SFWMD Buffer Area Maintenance	-	-	-	-	10,200	18,402	-	-	-	-	-	-	28,602
Mulch	-	27,802	-	-	-	-	-	-	-	-	-	-	27,802
Tree Trimming	58,075	-	71,876	-	-	-	-	-	-	-	-	-	129,951
Lake Maintenance	800	800	954	800	800	800	-	-	-	-	-	-	4,954
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	16,225	-	-	-	-	-	-	-	-	-	-	16,225
Culvert Cleaning/Inspection	2,150	-	-	-	18,500	-	-	-	-	-	-	-	20,650
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	16,301	-	8,151	7,741	-	-	-	-	-	-	-	-	32,193
Cleaning Reserve Area	954	75,606	10,200	-	-	-	-	-	-	-	-	-	86,761
Subtotal Field Expenditures	\$ 98,460	\$ 148,921	\$ 113,707	\$ 28,753	\$ 52,350	\$ 42,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 484,247
Security Gate Service Expenditures													
Security (DML)	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,000
Security-Roving Guard	-	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Security	-	-	-	-	-	-	-	-	-	-	-	-	-
Transponders	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	2,000	2,000	2,000	2,000	2,000	2,000	-	-	-	-	-	-	12,000
Gate Access System Repairs and Maintenance	1,963	2,149	3,892	2,801	3,707	3,129	-	-	-	-	-	-	17,640
Guardhouse Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	266	277	271	207	176	-	-	-	-	-	-	-	1,197
Water	34	35	39	36	-	-	-	-	-	-	-	-	144
Phone and Internet Service	397	397	417	422	427	427	-	-	-	-	-	-	2,489
Janitorial Services	50	50	50	50	50	50	-	-	-	-	-	-	300
Subtotal Security Gate Service Expenditures	\$ 16,211	\$ 16,408	\$ 18,168	\$ 17,017	\$ 17,860	\$ 17,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,770

Lakes by the Bay South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse Expenditures													
Alarm Monitoring	\$ 270	\$ -	\$ -	\$ 270	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 565
Pool Video and Clubhouse Exterior Camera Surveillance	1,945	1,945	1,945	1,225	1,945	1,945	-	-	-	-	-	-	10,950
Security - Roving Guard	-	555	150	-	-	270	-	-	-	-	-	-	975
Air Conditioning Maint Contract and Repairs	606	1,140	490	1,344	646	3,397	-	-	-	-	-	-	7,624
Fitness Equipment Maintenance and Repairs	513	905	190	1,079	968	647	-	-	-	-	-	-	4,302
Electric	2,784	2,050	3,024	3,240	-	-	-	-	-	-	-	-	11,099
Property Insurance	50,824	-	-	-	-	-	-	-	-	-	-	-	50,824
Flood Insurance	18,760	-	-	-	-	-	-	-	-	-	-	-	18,760
Janitorial Maintenance	5,050	5,050	5,050	5,050	5,050	5,050	-	-	-	-	-	-	30,300
Janitorial Supplies	758	334	106	800	358	254	-	-	-	-	-	-	2,609
Landscape Maintenance	2,709	2,709	2,709	2,709	2,709	2,709	-	-	-	-	-	-	16,254
Landscape Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Equipment Maintenance	137	148	137	137	137	137	-	-	-	-	-	-	834
Management Fees	25,192	25,192	25,192	25,192	25,192	25,192	-	-	-	-	-	-	151,152
Office Supplies/Clubhouse Supplies	138	135	365	686	495	-	-	-	-	-	-	-	1,819
Pest Control	65	65	65	65	65	65	-	-	-	-	-	-	390
Pool and Spa Maintenance	3,500	3,500	3,500	3,500	3,500	3,500	-	-	-	-	-	-	21,000
Pool Repairs	16,048	6,625	3,576	3,210	-	-	-	-	-	-	-	-	29,459
Repairs and Maintenance	2,204	851	2,211	1,824	2,369	2,141	-	-	-	-	-	-	11,600
Special Events	14,141	11,161	8,915	5,547	2,548	12,020	-	-	-	-	-	-	54,332
Cable/Internet	417	376	652	440	433	664	-	-	-	-	-	-	2,982
Trash Collection	-	-	1,442	-	-	-	-	-	-	-	-	-	1,442
Water and Sewer	21,674	-	-	-	5,992	-	-	-	-	-	-	-	27,666
Window Cleaning/Pressure Cleaning	-	-	1,076	-	489	489	-	-	-	-	-	-	2,053
Holiday Decorations	14,620	-	6,756	6,649	-	-	-	-	-	-	-	-	28,025
Contingency	-	31,800	-	-	-	-	-	-	-	-	-	-	31,800
Capital Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Clubhouse Expenditures	\$ 182,356	\$ 94,540	\$ 67,550	\$ 62,968	\$ 52,921	\$ 58,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 518,815
Total Operations & Maintenance	\$ 297,027	\$ 259,869	\$ 199,425	\$ 108,738	\$ 123,132	\$ 117,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,105,833
Total Expenditures	\$ 329,167	\$ 271,492	\$ 206,858	\$ 119,921	\$ 132,903	\$ 130,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,190,722
Excess (Deficiency) of Revenues over Expenditures	\$ (322,070)	\$ (7,717)	\$ 1,140,392	\$ (59,071)	\$ (96,490)	\$ (64,666)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 590,379
Net Change in Fund Balance	\$ (322,070)	\$ (7,717)	\$ 1,140,392	\$ (59,071)	\$ (96,490)	\$ (64,666)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 590,379

Lakes by the Bay South
Community Development District
Long Term Debt Report

Series 2022, Special Assessment Refunding Bonds		
Original Amount:	\$19,254,000	
Interest Rate:	3.85%	
Maturity Date:	5/1/2042	
Bonds Outstanding - 9/30/25		\$17,218,000
Less:	May 1, 2026 (Mandatory)	-
Current Bonds Outstanding		\$17,218,000

Series 2024, Special Assessment Refunding Bonds		
Original Amount:	\$8,585,000	
Interest Rate:	5.00%	
Maturity Date:	5/1/2034	
Bonds Outstanding - 9/30/25		\$7,900,000
Less:	May 1, 2026 (Mandatory)	-
Current Bonds Outstanding		\$7,900,000

Total Current Bonds Outstanding	\$25,118,000
--	---------------------

Lakes by the Bay South
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County

Gross Assessments	\$	1,888,817.16	\$	1,455,047.67	\$	1,154,865.39	\$	4,498,730.22
Net Assessments	\$	1,794,376.30	\$	1,382,295.29	\$	1,097,122.12	\$	4,273,793.71

ON ROLL ASSESSMENTS

											Allocation in %			
											41.99%	32.34%	25.67%	100.00%
Date	Distribution	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	O&M Portion	2022 Debt Service	2024 Debt Service	Total				
11/10/25	10/1/25-10/31/25	\$ 16,137.17	\$ 640.24	\$ 154.96	\$ 104.35	\$ 15,446.32	\$ 6,485.22	\$ 4,995.88	\$ 3,965.21	\$ 15,446.31				
11/17/25	11/1/25-11/10/25	254,383.66	10,175.32	2,442.09	-	241,766.25	101,506.92	78,195.71	62,063.62	241,766.25				
11/25/25	6/1/25-10/31/25	41,552.96	1,996.20	395.57	-	39,161.19	16,442.05	12,666.11	10,053.04	39,161.20				
11/28/25	11/11/25-11/20/25	299,046.96	11,961.83	2,870.85	-	284,214.28	119,328.96	91,924.90	72,960.42	284,214.28				
12/05/25	11/21/25-11/30/25	3,138,063.58	125,518.87	30,125.45	83.04	2,982,502.30	1,252,220.35	964,646.20	765,635.75	2,982,502.30				
12/24/25	12/1/25-12/15/25	223,360.55	8,309.51	2,150.50	-	212,900.54	89,387.49	68,859.53	54,653.53	212,900.55				
01/09/26	12/16/25-12/31/25	125,389.77	3,653.38	1,218.07	70.74	120,589.06	50,629.99	39,002.75	30,956.32	120,589.06				
01/26/26	INTEREST	-	-	-	4,155.39	4,155.39	1,744.66	1,344.00	1,066.73	4,155.39				
02/11/26	1/1/26-1/31/26	53,730.39	1,115.09	526.78	60.53	52,149.05	21,895.07	16,866.84	13,387.14	52,149.05				
03/11/26	2/1/26-2/28/26	64,112.38	703.98	634.61	52.43	62,826.22	26,377.94	20,320.21	16,128.07	62,826.22				
TOTAL		\$ 4,215,777.42	\$ 164,074.42	\$ 40,518.88	\$ 4,526.48	\$ 4,015,710.60	\$ 1,686,018.65	\$ 1,298,822.13	\$ 1,030,869.83	\$ 4,015,710.61				

93.71%	Percent Collected
\$ 282,952.80	Balance Remaining to Collect